



**Attendance:**

- Norma
- Andreas
- Larry
- Robert
- Dana

**Public Meeting:**

Dana reported on HOA financials:

- Current Assets: \$340,654.09
- Clubhouse Savings: \$6,470.77
- Certificates of Deposit: \$28,490.92
- Checking and Money Market Accounts: \$305,692.40

Through January 31st, 2024, the HOA has collected \$247,667.31 from both assessments for the March 2023 storm damage. The total balance of assessment and insurance proceeds minus expenses is \$290,260.25.

Current expenses due to the December 2023 tornado to date are \$34,271.87.

Dana informed the homeowners that a portion of the insurance money for last year's wind storm will not be paid out until all repairs are made, however, the board has already approved bids for two roofs and received bids for an additional 12 (detailed later in the minutes). Additionally, all of last year's assessments have been collected save approximately \$20k. Of that, most are under payment arrangements and the board is vigorously pursuing delinquent accounts.

The process for collecting from delinquent accounts is as follows:

1. Lien filed against unit preventing sale without payment.
2. Lawsuit in court to collect funds.
3. Seizure of assets.
4. Foreclosure upon majority community vote.

The board has already moved forward to collect from delinquent accounts. In regards to this discussion, a homeowner suggested raising late fees to \$50 instead of \$20,

however, there are legal limits to late fees, and other homeowners worried that would exacerbate the issue. One homeowner asked about waiving late fees due to delays from insurance. The board informed the homeowners that they may reach out to the board to request this and it has been granted in the past.

A homeowner requested an update on the status of chimneys throughout the complex. An external inspection was completed recently and this information has been mailed to residents. Some chimneys are cleared for internal inspections, but many sustained damages during the last year and will require repairs first.

A resident inquired about collecting FEMA funds for repairs. Dana informed the meeting that FEMA only provides funds directly to homeowners and the HOA is ineligible as it is considered a corporation. Homeowners are advised to contact FEMA to see if they are eligible for assistance with assessments and repairs.

A member of the community asked for further information regarding bids from contractors. The board will provide the names and bids of accepted contracts in meeting minutes and residents may contact Dana for further information.

The board and homeowners discussed the status of the pool and the informal poll regarding leaving it closed during the 2024 season. Given the current state of the pool, the health department will not allow us to reopen the pool unless significant repairs are made first, with no option for partial repairs. The lowest bid received was just under \$45k. Only two pool companies in Madison can service our community so our options for bids were limited.

The results of the informal poll regarding reopening the pool are as follows:

- Reopen: 22 votes
- Close: 54 + 6 in-person votes

A homeowner asked Dana how residents can view more in-depth financial information. Some can be emailed, but others are considered more sensitive and must be viewed in the office during an appointment with Dana. Homeowners have made appointments in the past and may reach out at any time.

The board and residents discussed moving water bills to per-unit rather than total for the community. As the community was built with only two water meters, retrofitting the units for separate meters is unfeasible.

All residents should have received notice from AT&T regarding upcoming work on their internet lines within the community. This did not require a vote from the board or the community as they have a utility easement and may enter for work at any time. This is to upgrade to fiber optic internet within the community. Residents should contact Dana if AT&T leaves any damages or trash within in the community, as they are solely responsible for their work.

*Board Meeting:*

Topics:

**Reminder!**

Our next community meeting is in three months on May 14th at 6:00 pm at the clubhouse. Please join us!

**Storm Damage:**

Professional Roofers again came in at the lowest bid for all repairs except for units 403-411, where they were the second lowest by under \$1800. To negotiate a discount, the board has opted to move forward with Professional Roofers on all repairs. Dana has already negotiated a discount of \$6500. The board voted to approve the following bids for immediate repairs, weather permitting.

- Units 400-410: Bid of \$33,762.24
- Units: 403-411: Bid of \$39,849.28
- Unit 700: Bid of 7,496.53

Additional bids will be formally accepted as funds allow. With the pending repairs of units 601-609 & 301-311, the board has allocated a total of \$136,934.98 in storm repair funds already. Professional Roofers has provided bids on units 131-141, 155-165, 166-176, 500-508, 1019-1024, 1025-1030, 1031-1034, and the carports on 1050 & 1051 (not included in the loss report). Units 101-109 have not received an estimate yet.

Repairs are likely to resume in March as the weather improves. Unfortunately, the roofing glue used on our shingles will not set in colder weather (below 50 degrees), so winter repairs are not feasible.

**Community Repairs:**

Following community discussion and an informal vote, the board discussed the financial feasibility of reopening the pool. As previously mentioned, the health department requires the community to fully repair the pool before reopening, with the lowest bid coming to \$44,900. Due to the financial situation of the community, the board voted to follow the will of the residents and reserve the funds for tornado repairs. Andreas moved to delay repairs until 2025, Larry seconded, and the motion passed.

The board received a bid to repaint the front fascia on the carports for units 1000-1069 for \$3,690. Due to the high priority of other repairs, this will not be considered until next year and was entirely for investigatory purposes.

**Additional Business:**

A homeowner inquired about removing the fallen chimneys and the shed by the clubhouse. We are required to retain the chimneys until the insurance tells us to, but Dana will reach out proactively on the issue. In the meantime, the board is discussing a better place to keep them. Regarding the shed, some tools are currently stored in the shed, but the board is discussing options for replacement when funds allow.

The board has heard back from three interested candidates for filling the vacancy and will be meeting with them soon before making an appointment.

The board has received numerous complaints regarding off-leash dogs as well as one report of an attack on an owner's dog. The board takes these offenses very seriously and will take the necessary legal measures to protect our community. As a reminder, this is not only an HOA rule but a law in Davidson County that all dogs must be leashed while in public areas other than dog parks. All homeowners must follow this law regardless of the behavior of their animal. This will be enforced equally across all residents.