

Meeting Minutes

Attending

Ryan Morrison-President

Ted Orkin-Orkin Management

John Everitt – Treasurer

Linda Spann- Orkin Management

Jessica Fields - Secretary

Carolyn Brown – Board Member

~~Linda Landfair – Board Member~~

Total HOA Residents of Attendance:36

Total HOA Residents current on dues eligible to vote: 33

Items

1. Call to Order *Ryan Morrison at approximately 6:08 pm*
2. Introduction of board members and President's comments
3. Management company business:
 - a. Linda Spann
 - i. Orkin contact information
 - ii. Covenant Laws and Violations
 1. Landscaping
 2. Parking
 3. Home Appearance
 - iii. Addressed can find covenants on Pinelands Website
4. 2018 in Review
 - a. Mailbox Refurbishment
 - i. 95 % of Mailboxes almost complete
 - ii. Mike Moncrief almost complete with his list
 - iii. Only a handful of mailboxes still not complete
 - b. Property Leasing rules and regulations changes
 - i. Each new lease requires a payment of \$500 fee
 - ii. Lease must be a minimum of 1 year
 - iii. HOA board must receive all document for review before lease is approved
 - iv. Covenant violation penalties are paid by both the renter and property owner
 - c. Capital Projects
 - i. Ditch repair between Sea Turtle Cove and Diamondback Lane
 1. Project was completed in October, but must be reassessed in 2019
 - ii. Street Sign Refurbishment-moved to 2019 due to weather and available time to complete
 - iii. Deer park road drainage issue- Rankin County responsible for road repair, but very difficult to get answers from Rankin County
 - d. Delinquency Accounts- HOA board aggressively taking action to collect on these accounts
5. Current Finances
 - a. Bank Balances
 - i. First Union- checking account \$22909.61
 - ii. First Union- perimeter fence \$109.84
 - iii. Total Balances \$23,019.45
 - iv. The association is current and in good standing with creditors
 - b. Financial Highlights since Last year

- i. Fence construction loan paid off in March by exhausting/closing Bank Plus construction account, exhausting the Union Bank fence account and using some funds from the checking account. Will result in interest free savings
 - ii. Future payments from fence row owners who elected payment plans will continue to accrue to the Union Bank fence account. Those payments will be finish by end of 2019
 - iii. 2 Homeowners with special fence assessments have willfully chosen to ignore the assessment. The Association is currently in process of filing suit in Rankin County Court against these homeowners
 - c. Current accounts receivable is \$40,673.98 down \$9,336.55 from 4/2018
 - i. The Board is taking an aggressive approach with those seriously overdue with assessments
 - ii. Those with the highest balances are in the process of having lawsuits filed against them in Rankin County court
 - iii. This cost the associations approximately \$700 up front but is added to the delinquent homeowner's account and will eventually be paid by the delinquent homeowner
 - iv. All homeowners more than 60 days late on assessments have had a lien filed on their property, making it impossible to sell or mortgage their property unless cleared. This costs approximately \$100, added to the homeowner's account
 - v. Once the accounts receivable problem is under control, forecast a probable reduction in the assessment amount
 - d. Current HOA assessment was increased in January to \$310
 - i. Once the accounts receivable problem is under control, forecast a probable reduction in the assessment amount
- 6. Hugh Ward PID Board update
 - a. Audits are complete for 2014-2017 with no major findings. Finances are currently in order, bond interest and principal is being paid on time
 - b. PID board reduced assessment from \$488 to \$468 for Tax year 2019
 - c. Bond issue due to be retired in 2028
 - d. Working with Rankin County to improve/replace lighting on Hugh Ward Parkway
- 7. 2019 HOA Board Initiatives
 - a. Capital Projects
 - i. Street Sign Refurbishment- Working to start soon. Street Signs closest to entrances will be completed first
 - ii. Ditch Repairs and Tree Removal
 - iii. Neighborhood Entrance Electrical Repair
 - b. Road Drainage Issues
 - i. Rankin County responsible for road repairs, very difficult to get answers from Rankin County
 - c. Delinquency Accounts
 - i. The HOA board will continue to drive down delinquencies
 - d. Fund the Reserve Account
 - i. Before any non-essential projects are undertaken the Board will fund the reserve account as detailed in the HOA covenants
 - e. Expand the HOA Approved Exterior Colors
 - f. Landscape Improvement Project
 - i. 1st stage \$8500
 - ii. Turtle Ridge common areas at entrances

iii. Deer Park common area

1. Install irrigation

8. HOA Board of Directors Election

- a. Each homeowner current on assessments can vote for 5 candidates
- b. Candidates
 - i. Ryan Morrison
 - ii. John Everett
 - iii. Carolyn Brown
 - iv. Robert Morgan
 - v. Bethany Bertolet
- c. Open to the floor for nominations. No nominations from the floor
- d. Jessica Fields made the motion to move forward with 5 Candidates to the Board, Brandy Clark seconded the motion. All in favor, no further discussion. 5 above candidates are the new HOA Board members

9. Question and Answer

- a. Resident Q- What are the chances of the HOA to recoup the funds legally when following the process on a delinquent account Board A: Very good in our favor because the Board follows consistent covenant violation and collection practices. No further discussion
- b. Resident Q- On PID Board Bond issue, can certain maintenance expenses be reevaluated to reduce the Bond.
- c. Resident Q- Have there been any recoupment on damages lost due to Vehicular accidents on Hugh Ward Parkway Board A: The PID board was able to collect on one of the two accidents from the insurance company.
- d. Resident Q- Is it a possibility to get the subdivisions repaved. Board A: It is on the list with the county
- e. Resident Q- The common area next to the entrance signs. Can we get the same people that put weed killer on Hugh Ward to put it at the entrances? Might save on costs since they will be out there doing HWP at the same time Board A: We will put it on the list to get a quote and see if it is feasible.
- f. Resident Q: Can we do some fun events around the holidays for the kids, such as Easter egg hunt Board A: Sure
- g. Resident Q: When can we expected the "island" common area in Deer Park to be landscaped. Board A: There is no specific timeline
- h. Resident Q- Resident at 592 Turtle Lane is consistently having water drained from up hill neighbor to his yard. What can be down. Board A: Ryan will get with homeowner and take a look to see what the root cause is and see the direction to address
- i. Resident Q: Gas lanterns in Deer Park, can we get somebody to clean them. Board A: We will get a company to clean them , so they can be done correctly and accurately

10. Meeting Adjourned By Ryan Morrison at approximately 7:15 pm