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Butler Meadows HOA

Annual Meeting

March 9, 2022

1. Call to order: called to order at 7:01pm
2. Establishment of quorum – total of 33 households
3. President report
  - a. Snow removal
    - i. Thank you all who helped to get vehicles moved in order to get the snow removed quickly this winter.
  - b. Parking
    - i. Sent out a note in Fall 2021 with a reminder of covenants. Please be sure you're helping to adhere to these.
    - ii. We are trying to track if there are cars on the street in ill repair and if cars are left on the street for extended periods of time.
    - iii. Please also be mindful of parking as the weather is getting nicer and people will be out and about more. Try not to block sidewalks and watch for kids darting around parked cars.
  - c. Mailboxes
    - i. All information is on the website on the Frequently Asked Questions section. The color is also registered at Menards
  - d. ACC Forms – Any architectural changes (ex: painting, decks, other additions...) need to be submitted for approval of the covenants. This is also listed on the website for quick access. A project should not be started without approval first.
  - e. Appreciation
    - i. Thank you in general to everyone for helping to keep up the neighborhood.
4. Treasurer
  - a. 2021 report – reviewed 2021 budget and where the accounts ended
  - b. 2022 review of budget
    - i. Current balance as of February 2022:
      1. Assets: \$42,132.14
      2. Liabilities: \$22,750.00
      3. Equity: \$19,382.14
  - c. We have been able to build up the reserve in the last few years since taking over as a neighborhood. This has allowed for management of a few projects around the neighborhood already.
  - d. Lawn Care will likely be higher than budgeted for the year. Mowing prices will increase as of this time due to a clause regarding fuel prices.
5. Other business
  - a. Question: To what point on the reserve do we get before we consider decreasing the amount of dues?

- i. Depends on what is going on with needs for the neighborhood, but hope would be to have 1-2 years of expenses for a year within the reserve to help respond in the event of emergencies.
  - ii. Dues can be reassessed at a later time, but likely not to go down due to inflation and general increase in costs.
- b. Questions about sealing the sidewalks that are not in front of individual's houses.
  - i. We believe all sidewalks are in front of a house which are the responsibility of the homeowner.
  - ii. The board will ask the county to come through and do a warning/citation on sidewalks not up to code if they are willing to do so, otherwise the sidewalks are up to the homeowners.
  - iii. If there is a lot of interest, we can look in to getting a quote to see
- c. Question about parking. One individual received a letter regarding a vehicle that was not theirs.
  - i. Main Street Management confirmed that at times it is difficult to tell who's vehicle it is and in turn the letter may be sent to the few neighboring houses to ensure the correct home is getting addressed. Unfortunately this means others may get a notice that is not meant for them and we apologize for that.
- d. Question: How often does Main Street drive through the neighborhood and do inspections?
  - i. Main Street drives through once a month, but neighbors are welcome to share concerns. It is encouraged that you take a photo and then email to Main Street Management for documentation.
- e. Question regarding fences: Have seen some people put up fences that do not appear to be in the covenants.
  - i. The Architecture Committee reviews all requests for material and other standards as outlined in the covenants. One was recently approved that should not have been, however the committee does try to be diligent about following standards.
  - ii. If you see someone putting up a fence you do not believe has been approved, please do let us know. Technically an unapproved fence can be required to be removed at the home owner's expense. While it is not the goal of the board, we are watching for these types of things and will take action if needed.
- f. Can we get the sign power washed?
  - i. Yes, we can look in to bids.
- g. Question regarding the retention pond and flooding in to back yards.
  - i. The area being referenced is graded as a wet land. We can contact the county to see if there is anything we can do with the drainage swell, but since it is classified as wet land we are unsure if we can do anything. Will follow up with the county though.
- h. Question about getting the gas lines run to the newest section of the neighborhood as most people were told gas did not run to this area, however it seems the last few homes that went up were able to receive gas.

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- i. The board can look in to this and follow up to see if there is anything for the larger interest that can be done. This would not be on the HOA for cost though.
      - i. Questions about some rebar and other items left on a property after construction.
        - i. It is advised that the homeowner follow up with the builder and contractors from their build.
6. Election of directors
  - a. There are 3 spots up for reelection. We are currently down to 7 individuals though, so there is space for up to four.
  - b. Names up for consideration:
    - i. Charles Giles
    - ii. Scott Fultz
    - iii. Ben Davis
    - iv. No nominations from the floor.
  - c. Unanimous approval
    - i. Charles Giles – re-elected
    - ii. New board members: Ben Davis & Scott Fultz
7. Other things potentially coming down the pipe
  - a. Keep an eye out for neighborhood garage sale – we believe it is slated for end of June but will double check signage
  - b. Keep an eye out for potential food truck information to come around
  - c. Open to other ideas for community engagement. Please feel free to send to [butlermeadowshoaboard@gmail.com](mailto:butlermeadowshoaboard@gmail.com)
8. Motion to close: Called to close at 7:43pm