

Clearwater Creek Homes Association

Meeting Minutes

April 5, 2023

Zoom Meeting

Board Member Attendees:

Bryan Belford

Erin Ollig

Josh Roberts

Kelly Wynn

Lamont Wynn

Other Attendees:

Andre Faison, Home Association Solutions

Approximately 20 neighborhood residents

The meeting began at 7:02 PM

1. Meeting Minutes

Andre asked if there were any questions about the meeting minutes. No questions were received; the meeting minutes were approved.

2. Officer Positions

Discussed in an executive session after the business meeting.

3. Financials

Andre provided an update on the financials for the year so far. Most expenses so far in 2023 have been administrative. Second notices have been sent to residents if they haven't paid their annual dues. Third notices will be sent soon which will inform the property owners that a lien will be filed against them. The second quarter of 2023 will have more expenses occur as grounds upkeep begins. We're expecting to perform a little under or break even this year, but no large projects will be undertaken in order for us to build back some reserves, if possible.

4. Common Grounds

In 2022, we completed an alternating plan to replace dead trees and plant new ones. The new trees that died will be replaced in the next several weeks at no charge since they were covered under warranty. No additional grounds projects are planned for 2023.

Tree damage has been reported due to recent high winds. Andre will visit with a tree vendor as our lawn maintenance contract doesn't cover this type of service. Josh agreed to walk the grounds with Andre to assess the damage and need. It

was asked what residents should do if a commonly-maintained tree overhangs their property. A homeowner can trim anything that is on their property, but they should be responsible for hauling the branches away themselves. Again, the HOA does not have a tree service.

A question from the attendees was about maintenance in the area behind the fence along Dennis Avenue.

5. Social

The board discussed the potential for a social event, but help from others outside of the board is needed. An announcement will be made on Facebook asking for committee volunteers to see if a late summer/fall event could be planned.

6. New Business

- Spring drive-through is planned by Home Association Solutions. Residents may start to receive letters indicating that they aren't in compliance with HOA regulations. Typically, the drive-through will look at peeling paint, fences, unhitched trailers, trash cans, etc. The board asked for the review to focus on higher needs and issues. The board talked about getting others involved to help those needing help with some issues they may be cited for. Our HOA doesn't have a lot of enforcement, so the next step would be a complaint to the city if issues aren't resolved.
- Reminder to fill out the architecture review form (on clearwatercreek.org) before exterior changes are made to your home. Includes major landscaping, paint, fence, and decks/patios.
- Meeting attendees expressed appreciation for the new reusable signs, announcing the dates of meetings.
- A meeting attendee suggested a new award for "yard of the month" or similar to help promote pride in our properties.
- An attendee asked if the meetings could be recorded. Andre stated that at this time, they could not. Meeting minutes can be posted on the website.
- It was requested that future meeting dates be announced well in advance.
- The group discussed a desire for a recap of this meeting to be posted on the HOA Facebook page.
- There is some crumbling masonry to one of the monument posts.

7. Adjournment

- The meeting ended at 7:53 PM