

1) Review minutes from April meeting

A) Motion set to approve minutes after review. Minutes approved.

2) Financial review

A) Financial analysis spread sheet review.

3) New business.

A) Neighborhood watch discussion, volunteers Kathy Friedl, Chris Cholas.

B) Annual neighborhood block party discussion, volunteers, Kathy Friedl

C) Discussion about increasing HOA dues

1) Suggestion, have a hotdogs and soda party to get the neighborhood involved. We need to find out what kinds of services homeowners want and what they're willing to pay for.

4) Legal Review

A) Wood privacy fence issue discussed at length with Hindman Sanchez law firm.

B) Homeowner landscape violation, Hindman Sanches reviewed documents and actions of the HOA board and has recommended HOA pursue legal action against homeowner through a demand letter followed by a lawsuit if situation not corrected. Motion set to pursue legal action as recommended by Hindman Sanchez, motion unanimously passed by the board.

C) Homeowner violation. Homeowner was previously sent a letter from HOA board that asked him to keep trailers and equipment from his business out of his yard. Homeowner complied but is now in violation again. Motion set to send homeowner a letter of violation with a fine explaining violations from Hindman Sanchez, motion passed unanimously by the board.

D) Homeowner violation. Landscape violation and business vehicle violation. Motion set to send letter of violation with a fine explaining violations to homeowner. Motion passed unanimously by the board.

E) Document review of the covenants and By-laws by Hindman Sanches.

1) Topic discussed at length, tabled until next meeting.

F) HOA board will check the legalities of, "Mother in law homes" that were proposed by Feature Homes. Cost of legal counsel will be paid for by Feature Homes

5) Enforcement committee report

A) The enforcement committee has given the board a list of homeowners with major violations in the neighborhood. Motion set to send a, "Notice of Violation" letter to homeowners, explaining their violation. Motion unanimously passed by the board. If the violation is not addressed, homeowner will receive a letter from Hindman Sanches with a fine.

## 6) Design Review Committee

A) Motion set to replace Design Review Committee member Kelly Whitmer with new member, Brad Schneider.

B) Lennar Homes update.

C) Design Review Committee will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of every month along with The Enforcement Committee.

## 7) Election Planning

A) There will be an open seat available on the HOA board this summer. Election planning will be tabled until next meeting.

Next meeting will be June 12<sup>th</sup> followed by July 11<sup>th</sup>. Meeting adjourned at 9:06. Thanks to all homeowners that attended and participated in the meeting. Your input is greatly appreciated. Also a special thanks to all committee members for your time and effort without you stepping up and volunteering your time this HOA wouldn't exist.