

HOA Board Meeting

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| Reason: | Meeting with the City - ROO |
| Date: | 2/27/24 |
| Call to order: | 3:08 PM at Fire Station #5 |
| Attendants: | Dominique Lord Cheryl Sheldon Vanessa Ferguson Misti Moser, Board of Directors Tiffany York, HOA Manager, Association Services BCS |
| Absent: | Jamie Prejean, Board of Directors |
| Guests: | James Johnson, City of College Station Code Enforcement Officer Jessie DiMeolo, City of College Station Planning & Development Staff Planner |
| 1) | Meeting Minutes |
| | Annual Meeting Minutes – added to HOA website |
| | Review Board Meeting Minutes from 2/8/24, 2/19/24, 2/27/24 |
| Action | Annual Meeting Minutes previously approved via DocuSign 2/8/24. Three Board meeting minutes tabled, not ready for review. Misti Moser preparing |
| 2) | Accounts Receivable |
| | 17 out of 111 still delinquent – 2 on payment plans |
| Action | Friendly reminders sent 2/21/24. Second notice will be sent 3/8/24 |
| 2) | Front flowers |
| Action | Tabled for another time |
| 3) | National Night Out |
| Action | Spring Meadow is not joining us. Details are tabled for later discussion |
| 4) | Landscaping |
| | - Discussion about Vendor change. Board reviewed 5 bids received, including bid from current vendor. Board Members met with prospective vendors and vendor references to review quality of prospective vendors |
| | - talk to Yellowstone (prospective vendor) |
| Action | Discontinue with current vendor & start services with Yellowstone 3/1/24 |
| 5) | ROO |

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| | <p>Presentation by city representatives: James Johnson - Code Enforcement Officer jjohnson@cstx.gov 979764-3845 Jessie DiMeolo - Staff Planner Planning and Development Services jdimeolo@cstx.gov 979-764-3584 Woodland Hills has 15-18 rental properties at this time JJ works south of Graham – Currently not a known problem in South College Station; more prevalent in closer to campus, but may be a future concern as city grows south. ROO requires 50%+1 approval - \$1566 one time + mailed notices ~\$668.73</p> <p>Board discussion about ROO vs CCR change: Currently no rental restrictions outside of short-term rentals, which are vague. CCRs need updating. CCR amendments need 66% (2/3) approval - ~\$800-\$1500 (reviewed by HOA attorney (\$350/hr) + ~\$75) Print and prepare notices for either option is \$200 3 on map - 2 in pipeline</p> | |
| Action | No Action - discussion tabled for next meeting | |
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| 6) | Fence | |
| | Discussion about damage from homeowner owned/operated sprinklers & possible avenues to prevent further damage and preserve integrity of fence for next 20 years. Fence is currently 5 years old. | |
| | Getting 3 quotes/opinions - | |
| Action | Board members will reach out to prospective vendors to get opinions on current fence, preservation, and routes to maintain fence integrity. Board members will email out findings Friday, March 15 | |
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| Next Meetings | 3/26/2024 at 3:15 Firestation #5 | |
| Items for next meeting | Discuss fence, ROO/CCR, landscape, A/R & final HOA notice, newsletter | |
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| Meeting ends | 4:49 PM | |