

April HOA meeting

Please note that the meeting was held on April 16th and several issues were addressed with two being voted on passed by the members in attendance.

- 1) The property at the end of Landherr Lane that extends to Chenowith Run Road is trying to be rezoned as Commercial 2 or C2 from the R4 or single resident property it is now in the Jefferson County Records. A business has been operating there illegally for 3 years and has lost a case in District Court but as a defense they are trying to rezone. The board is fighting this attempt and there may be a meeting with their lawyer in mid May for residents to list their objections at our clubhouse. An alert will be sent if this meeting is setup.
- 2) The \$300 assessment set by the prior board is due June 30th all of this will be sent to our reserve account.
- 3) An assessment for \$200 was approved by the residents in attendance to cover the unexpected maintenance fees of \$12,800, this is payable by October 31, 2019.
- 4) A \$2,000 initiation fee of all new owners will be assessed to all properties that switch ownership by title deeds after July 1, 2019. This fee was voted and approved by the owners in attendance at the meeting. This fee will include quick deeds if the prior owners are removed from the title.
- 5) Residents signed up to get their doors painted this will be done this summer of the ones who requested it and signed the request.
- 6) Gutters to be power washed and cleaned for the ones who signed up for this service.
- 7) Pool helpers sign up is in the club house, the pool will open Memorial Day weekend we need more helpers for this for once a week checking the pool, training to be provided.
- 8) Mulch will not be applied until the last half of May due to owner's request.
- 9) Our reserves were moved to another bank for higher interest rates this does not affect where payments need to be sent.
- 10) Please sign up for Deer Creek Alerts as this is primary way to communicate to all.
- 11) Looking into have all seeding done in Bermuda Grass as this will save us \$5000 a year in current cost of mowing. Asking for resident feedback on pluses and minuses of Bermuda (brown from October until May)
- 12) The city of Jefferstown has approached us to join the city we will do a financial evaluation on this, offset taxes against benefits the city will do for us to see if we can lower monthly HOA fees to offset city taxes. Transfers risks of overrun cost to city like Landherr Lane ice and snow removal and repaving???
- 13) Financials to be posted monthly on the website.
- 14) Officers to be updated on the website
- 15) Communications to be on the website mainly to save mailing costs.
- 16) Proof of insurance and the names of financial institutions that hold loans on the properties were requested if there are any. This is required in the covenants of the HOA documents

Next HOA meeting in July.