

## Southpointe Square H. O. A. Board Meeting

### Summary of Meeting Minutes

September 19, 2018

The meeting was called to order by Vice President Ed Andrews at 6:30 PM. ROLL CALL - Present – Ken Wonsnowski and Darrick Whitaker. Excused were Kathy Toeppe and Josh Walker.

**President Report** - There was no report.

**Treasurer Report** – Ken reported the current balance in the checking account is \$ 5,722.70. All invoices paid to date and expenses are at the budget levels. All members are reminded that they may review the details of the account by request. Ken also stated that 181 members have paid their 2018 dues and there are 15 owners who have not paid. That puts the paid amount at 92 %.

**Secretary Report** – Darrick reported there was no correspondence of value, only the usual credit card offers. He reviewed the eight (8) existing liens on file for the board members. One of the current ones will be released since the owner has paid all costs.

**Old Business** - Darrick reviewed the on-going construction activities at 15175 Oak Knoll Drive. The township Building Official stated at the July 2018 township board meeting he had issued a permanent occupancy certificate; all permits were finale out. Presently there are still plumbing fixtures and electrical fixtures not installed. Work continues as a worker is there doing drywall and trim work. The items still not completed as required by the master deed requirements include concrete driveway, sidewalks, and stone address numbers. Ken reported that the association web site has been updated and the domain name has been renewed for three (3) more years. The meeting minutes and agenda will now be on the site. At the last meeting Mrs. Tom St Bernard requested the board investigate a book station for the subdivision. After a review of various types, a motion by Darrick, seconded by Ed Andrews to allow her to purchase one or materials to construct one not exceed \$ 250.00. Motion carried 3 – 0. Darrick will contact her to head up the project. Darrick provided a side walk installation update, the section along the retention pond on Oak Valley Lane and a section on Southpointe at the request of the owner have been completed. Several other owners will be notified that they need to complete sections on the property they own per the master deed requirements. Ed lead a discussion on garbage pick by only one company. To date we can not get any of the three (3) companies that service us to agree to any fair terms. He also discussed blight complaints at 4882 Southpointe and 5139 Oak Haven. The board will contact the township blight officer to look at these properties.

**New Business** - Darrick discussed a request from several property owners who requested that the board investigate the ground's maintenance contractor removing trimmed limbs. They stated to him that they would trim their trees but could not get the brush removed. The board tabled this request while they contact two contractors to get cost figures and revisit this issue at the next board meeting. Darrick stated the master deed review committee will have their first meeting on Tuesday, October 2, 2018. He discussed the requirement to revise and approve during 2019 or the requirements will remain in effect for five (5) more years before they can be altered. Ed lead a discussion on the outstanding dues and the

possibility of attaching liens to the eight (8) owners who have not paid their 2018 dues. A motion by Darrick, seconded by Ken to talk with each in person and request immediate payment or a lien will be attached. This will apply to the ones who have no existing liens and the one property owner still owing a late fee. Motion carried 3 -0.

The meeting was adjourned at 8:32.