

HOMECOMING AT UNIVERSITY PARK HOA 2015 ANNUAL MEETING

The Homecoming at University Park HOA annual meeting was held on April 16th, 2015 at 7:00 PM located at the clubhouse. Joey Harris from Main Street Management was in attendance. Marlon Woolner, the president of the board, represented the board of directors. There were 32 lots in attendance and 9 proxies received from homeowners, as well as a proxy from the developer. With those in attendance and proxies received, quorum was met.

Call to Order and introduction:

The meeting was called to order at 7:15pm. Marlon Woolner, the president of the board, introduced himself. The introduction came with a request that more homeowners begin being more active in the neighborhood. This request included cleaning up after others, enforcing pool rules in the summer and generally being a good neighbor.

Budget:

Main points: The pool heater was replaced last year, which was a large expenditure that was necessary. Multiple trees being replaced throughout the neighborhood caused "Other Grounds Maintenance" to come in over budget. All contracts were quoted and all of the vendors will remain the same, except for the pool service. Internet is being upgraded at the clubhouse to upgrade the key scan technology, which will cost an additional \$50/month.

Bad debt was also discussed. There is a strict collection policy and the HOA is dedicated to working on retrieving dues from those who have not paid. A payment plan is offered to those who can not afford the dues in one lump sum.

Question: How do we come up with the dollar amount that the HOA anticipates receiving in dues? How many homes are completed? The number of completed homes at the time that the budget was prepared was 550. As homes are completed and new residents move in, prorated dues are paid. One homeowner stated that they feel that \$290/year is a fair price to have access to the pool, clubhouse, etc.

Question: Shouldn't the cost go down as the number of homeowners rise? Yes and no. Certain expenses are inevitable and as the development expands, there are increased expenses (more common area to mow, unexpected maintenance on clubhouse, fences and other HOA property). Eventually dues should go down, but it is hard to predict.

Question: What is the cost of renting the clubhouse? Where does that income go? The cost is \$75 for a private event. If a homeowner would like to hold a public event, like the Punjabi language group or card club, then the clubhouse can be used for free. Board approval would be needed. The income from the clubhouse goes toward cleaning and maintaining the clubhouse.

Open Discussion:

Multiple topics discussed at this time were responded to with a request to have more active homeowners. There are multiple ideas that homeowners have each year at the annual meeting and throughout the year, but there is little action or follow-up.

Question: What can be done to update the website? One homeowner in attendance volunteered to work on obtaining some updated content to the website. Any suggestions are welcome. Please send to info@mainstreetmanagementllc.com.

Question: Would the HOA be willing to fund neighborhood events? Certainly! If a group wants to plan a summer social, community cleanup or something similar, the board would definitely consider funding.

Discussion: There will be no pool committee. The responsibilities have fallen on the same people each year and there has been too much disrespectful behavior over the years. Homeowners need to be more diligent to keep outsiders out make sure the pool is a safe and clean place for those residents who pay their dues. Be more active. Call the non-emergency police number when there are individuals trespassing.

Question: Who enforces the covenants? What is the process? Main Street Management is responsible for conducting inspections. When there is a complaint, the process is to note the complaint and investigate. If the complaint is serious enough, then a board member is asked to investigate or a picture is requested. The homeowner who is not in compliance is sent a courtesy reminder, a violation notice and a fine is assessed if the violation merits it.

Question: Is it possible to have the covenants changed to allow storage sheds? **NOTE FROM DEVELOPER: The Developer/Declarant would not support sheds at this time. Sheds are consider unsightly and overtime seem to collect rubbish around them. We are told time and time again by our builders that they impede sales of lots that back up to a home that has an unsightly shed. Until we are nearly done with all new home sales in the Community, this is something that would not be supported.**

Election of Board Members:

Marlon Woolner and Richard Martin both turned in candidate forms. With two spots open on the board no vote was necessary and both will be added to the board for the upcoming year.

Adjournment:

The meeting was adjourned at 8:40pm.

Additional Items:

Neighborhood garage sale will be held on on Friday, June 12 and Saturday, June 13.

There is an owner contact sheet enclosed please complete and return to Main Street.