

# HOA SOUTHERN WOODS, INC.

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## Board of Directors Meeting

June 18, 2015 @ 6:30 pm

601 Southern Drive

Members Present: Doug Dear, Troy Galloway, Paul Kaskie, Charlie Koehn, Mahlin Musgrove, Pat Wentworth

A Quorum being present, the President called the meeting to order at 6:35 pm and moved to the items on the meeting agenda.

1. The Board reviewed and approved Richard Garrett's request to give Pat Wentworth his proxy for this BOD meeting.
2. The Board set the annual general HOA meeting for August 4, 2015 7PM at Good Shepherd Lutheran Church. The Board agreed that Mahlin would send out the e-mail to all of the HOA members to notify them of the upcoming meeting. The Board agreed to donate \$200 to Good Shepherd Lutheran Church in appreciation for continued use of its facilities.
3. The Board reviewed the current year budget. Pat verified that he has paid the insurance, electricity, and all bills and that the HOA is up to date on these payments. The Board also discussed that we used the funds from the sale of the HOA owned portion of our road for the FM 1626 expansion to pay for the previously approved repairs as agreed.
4. The Board reviewed dues and verified that most HOA members are current or close to current on their dues. The Board unanimously agreed that the HOA should attempt official contact one more time to collect from those members with outstanding dues of greater than one year. If no response, the Board will look into filing a lien for outstanding dues on any members who is at least 12 months behind in paying their dues. The lien should include outstanding dues with 18% interest since their due date and the fee for filing the lien.
5. The Board verified that Lots 6 and 7 are currently for sale.
6. Road Maintenance –
  - a. The Board reviewed repairs needed to the roads. After discussion, the Board unanimously agreed to install ribbon curb around the cul de sac at the north end of Southern Drive to prevent any further deterioration of that area and enable us to maintain road integrity there. The Board restricted

this installation to a cost not to exceed \$12,000. Doug, Paul, and Charlie agreed to create the design needed. Paul and Doug agreed to get bids and bring back to the Board for contractor approval and execution of the design.

- b. The Board unanimously agreed to have Pat spread the needed herbicide on the roads and get reimbursement.
  - c. The Board unanimously agreed to have Paul get bids for the ongoing needed road maintenance (eg cold patch cracks etc) and bring back to the Board for approval of a contractor.
  - d. The Board unanimously agreed to have Troy fill the pits in Southern Drive in the area in front of his house with Sacrete and/or sand as needed and get reimbursement.
  - e. Doug agreed to verify the HOA road and entrance irrigation needs and suggest updates, if any, after that area of the FM 1626 expansion is complete.
7. Troy and Paul agreed to update the gate code and e-mail out the new code to all of the HOA members.
  8. The Architectural Control Committee members present unanimously agreed to approve the electrical structure requested by Troy Galloway.
  9. The Board unanimously agreed to thank Charlie Koehn for his service as President of the Board, and accepted his request to step aside as President but remain a Director at large. The Board then unanimously agreed to make Doug Dear the new President of the Board until the next Board is elected in August.
  10. The Board unanimously agreed to make Cynthia Dear the secretary to the Board and be responsible for those ongoing duties. The Board also unanimously agreed to pay that position \$100 per month going forward.
  11. The Board verified that National Neighborhood Night Out is on October 6, 2015. The Board agreed that we will have our annual HOA neighborhood event on that date and will assign event duties at the next BOD meeting.
  12. The Board unanimously agreed that the next BOD meeting will be on August 4, 2015 6PM just before the general HOA meeting.
  13. The Board adjourned at 8:10PM