

# HOA SOUTHERN WOODS, INC.

[www.hoasw.com](http://www.hoasw.com)

## Board of Directors Meeting #3

July 22, 2018

Taco Aranda

Members Present: Doug Dear, Troy Gallaway, Charlie Koehn, Mike McKie, Jim Weatherford and Ken Jowers

A quorum being present, the President called the meeting to order at 7:00 pm and moved to the items on the meeting agenda.

1. Paul Kaskie not being at the meeting gave his proxy to Doug Dear. Jim Weatherford motioned to approve the assigned proxy, Ken Jowers seconded and the Board unanimously agreed.
2. Doug Dear read the minutes from BOD Meeting #2. Mike McKie moved to accept the minutes as read, Ken Jowers seconded the motion and the Board unanimously agreed.
3. Charlie Koehn, Treasurer, reported the bank accounts combined have \$18,243.92.
4. Charlie Koehn gave an update on the Bueno's progress on their home.
5. We have a quote from Lone Star Paving for asphalt repairs in two locations \$7,260 and crack seal \$1,500. Troy Gallaway motioned to spend up to \$1,800 for crack and sealing, Charlie Koehn seconded and the Board unanimously agreed. Asphalt repairs in two locations will require further discussion and was tabled. Paul Kaskie did spray Round Up along the roadway and will present the HOA with a receipt to be reimbursed.
6. Road maintenance at Lot 37 bar ditch is one of two locations that are in need of maintenance.
7. Brian Vickery reached out to the Board to get current on his HOA dues and requested for all fees, finance charges, interest and penalties be waived. After discussion, Charlie Koehn motioned that Doug Dear facilitate a one-time offer be made to Mr. Vickery for his dues to be paid in full through the end of 2018 and that it must be received by July 31<sup>st</sup>, Ken Jowers seconded the motion and the Board unanimously agreed. A discussion was had that a similar offer should be made to Donovan Ludwig.
8. Old business, Troy Gallaway proposed that the BOD take a look at changing our deed restrictions to include homesteading. Larger City's Ordinances were cited that allow goats and chickens. The Board discussed using a variance that the HOA members could requests. The Board agreed to HOA members requesting a variance. The Board agreed to allow a maximum of 6 fixed/neutered goats per lot (goats to be a pet variety) and goats are to remain in an enclosed/fenced area. The Board agreed to allow a maximum of 8 chickens per lot and the chickens are to be housed in an enclosed area located behind the house.
9. Charlie Koehn motioned to adjourn the meeting, Jim Weatherford seconded the motion and the Board unanimously agreed to adjourn. The Board adjourned at 8:07 pm.