

# HOA SOUTHERN WOODS, INC.

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## Annual Members Meeting

February 28, 2017 at 6:45 pm

Good Shepherd Ministries

Directors Present: Doug Dear, Troy Gallaway, Pat Wentworth, Richard Garrett, Charlie Koehn

Members Present: All members present signed an attendance sheet, which is attached to these minutes as part of the record.

There being members present representing 15 votes, it was determined that a quorum was present; the President called the meeting to order at 6:47 pm.

1. Directors and members introduced themselves.
2. The 2016 Annual Members Meeting Minutes have been posted on line and available for public review. Pat Wentworth made a motion to "Accept the minutes of the 2016 Annual Members Meeting, as currently posted on the Associations website." Troy Gallaway seconded the motion and it was approved unanimously.
3. Charlie Koehn (Treasurer) presented the treasurers report to the members present.
4. An update on the gate was given by Troy Gallaway, it was reported that the gate is in good shape for now but the chain is stretching.
5. Improvements of the subdivision roads were reported on by Doug Dear. All three lights are now working. County improved drainage at south end of Southern Dr. (outside of gate.) Annual maintenance crack sealing is in the HOA budget.
6. ACC reported that there have been Lot transactions –

19 has been sold to Ginnefer and Angel Valenzuela

29 as been sold to Robert and Patricia Bueno

31 has been sold to Mario and Tina Marie Torres

Proposed New Construction – Lots 19 and 26 are building new shop/barn structures. The plans are approved and Doug will verify that they are outside of the 50-ft. setback.

7. Doug Dear gave a report on the county road projects Elm Grove Rd. made into cul-de-sac and the county did improve bar ditches and drainage outside the gate.
8. Doug Dear will address the irrigation maintenance at the subdivision entrance.
9. The Neighborhood Night Out will be October 3, 2017 along Southern Drive and headed up by Paul Kaskie. It was asked that members please rsvp to help know how much food to purchase.
10. New Business – Dues Increase. Doug Dear explained the reasons for the increase. We have increased cost (gate, road maintenance and admin.) Proposed budget was short (2<sup>nd</sup> year in a row.) Last year we were able to stay in the black because we didn't spend the road maintenance money. \$5.00 month per lot would cover the shortfall and have monies for savings account. The increase to take affect beginning the second quarter of 2017. A discussion pursued. Alice Blucher objected and asked multiple questions. Budget line items were discussed in detail. Doug Dear explained road repairs and improvements, cracks, ribbon curb addition to cul-de-sac cost \$16K +/- in 2015. Budget is as low as possible because Board members and property owners pitch in and do a lot of maintenance in house. We are a small neighborhood but our road is privately owned by each of us and it is our biggest expense. Dues are very low considering all factors in comparison to "Ruby Ranch" where they subcontract all maintenance. It was also discussed if everyone was paying their dues. Doug explained that everyone was billed the same and that two Owners were not paying and actions to be taken against them were discussed. Pat Wentworth made the point that this was the first-time dues have been increased (ever) in 21 years. Cindy Cleavinger committed that she really appreciated the Board member's efforts and thought that the increase in dues was reasonable. Alice Blucher then thanked Doug for answering all of her questions and agreed with the increase in dues and to pay dues in full, but didn't want any additional increases because she is on a "fixed" income. Alice Blucher also requested a list of lot owner's and phone numbers. Troy Gallaway motioned to increase the dues \$5 per month starting in the second quarter of 2017, Charlie Koehn seconded the motion and it was approved unanimously.
11. Charlie Koehn motioned to "keep the same board members currently serving and add Mike McKie." Gilbert Maldonado seconded the motion and it was approved unanimously. The Board of Directors serving 2017-2018 will be Doug Dear, Troy Gallaway, Richard Garrett, Paul Kaskie, Charlie Koehn, Mike McKie and Pat Wentworth.
12. Jim Weatherford motion to adjourn. Pat Wentworth seconded the motion and it was unanimously agreed upon. The meeting adjourned at 7:45 pm.

