

HOA (Transition) Board Meeting

Minutes of May 17, 2018

Agenda

- Meeting with Shawn (Apex) –Jerry and Harry
 - Finances- 2017 bank reconciliation between check book and Shawn's figures looks good
- Remaining 2017 P&L issues
 - There are questions as to whether 1099's have been generated and LLC's as needed
 - There are Sept. 2017 bulk revenue deposits-not documented where from?
 - Some questions on allocations of expences
- Delinquent Accounts
 - Started at \$15,000 - \$16,000 – Now down to \$8,000 approx.
- Common Area 3 –Jerry and Terry
 - City of Huntsville oversees this area- it is owned by Diltina/Woodland and it is the HOA's responsibility to keep it managed
 - Need to work with current board to see if they will bush hog it and clear it out so we can keep it maintained once we take over
- List of issues for Shayne and Current Board (Jerry)
 - A draft Letter was discussed and it was suggested to add the completing of sidewalks to the North side of drainage ditch and cul de sac area by Binding Br and Split Rock Cove – Jerry said he would check that out and add it to the letter – It was voted to send it on to Shayne
- Other Business

- We talked about Lots 1 & 2 How/When are they going to be developed and where are the construction vehicles going to park
- We discussed the protocol for non-emergency issues is to contact Apex preferably thru the portal messages first, then emails or phone messages if residents prefer not to use the portal for whatever reason
- For emergency problems such as major irrigation/water issues call Jerry or Harry (it was suggested to have the meter areas color coded/mapped out for easier assessment of issues and repairs) For an unforeseen problem or damage to the clubhouse that needs attention we will call Jerry at this time who has Shawn's (Apex) phone number
- It was asked-Does Apex (Shawn) have authority to call Harvest/Monrovia on the HOA's behalf (for common area issues)
- Harry said Bobby Hartway has Shane Appleman's (Sprinkler contractor-Lawn Master) contact info
- We talked about the need for a current/FULL Community Contact List from Diltina/Woodland with Owners AND Leaser information (Name, address/lot #, phone, email)
- It was asked how will the HOA be informed in the future when owners have sold/leased their homes. And how do the new residents get the HOA information and C&R copies etc.
- We talked about the need to decide after July what kind of standing committees, if any, are needed and how we would use them
- We also talked about the need to discuss in the future where we will be able to hold large community meetings since the Clubhouse is not big enough for that
- We talked about how the Covenants are going to be monitored and who/how that is going to be done. It was

suggested that we come up with guidelines for Apex to follow to do that as our HOA Management team

- It was suggested that we ask to have the current Attorney firm up the language regarding collection of past due moneys etc. before we take over in order to have that established before the new HOA Board takes affect
- Other Items mentioned for future discussion- 1. Should we limit the number of renters/leasers 2. RV area will eventually need organized for optimal parking/storage
- Harry advised that when Overland Cove is built out there will be a total of 175 homes (90 Townhomes)