

Overland Cove 2021 Annual Meeting Remote Questions

	Name	Address	Comments/Questions:	Response
1	Bethann, Scratchard	914 Binding Br	If a pool/gym COVID 19 wavier was completed in 2020, must another be signed for 2021?	No
2	Gayle, Milton	1112 Corner Brook	Please review and emphasize what the Covenants say about pets becoming a nuisance at the meeting. In my personal opinion, the new pet guidelines aren't as firm or clear as the Covenants with regard to the rules or Board authority and remedy. I've addressed this directly with the Board as well. Thank you!	<p>We have added new language to Dog Policy. Guidance to non-Dog Owners</p> <p>Dogs are going to bark. Try to get to know the neighbors' dog. If, in your opinion, the dog's barking is a nuisance: Step 1, talk to your neighbor to seek resolution. Step 2, if step 1 doesn't work, file a complaint with property manager (EREM) and they will contact the dog's owner to seek resolution. <u>Added Language: A second complaint will result in a fine.</u> Step 3, if step 2 doesn't work, the Board will meet with you and the dog owner to seek resolution. Any Huntsville City residence can file a nuisance complaint with the city.</p>
3	John, Cable	1000 Split Rock Cove	I request that the HOA investigate de-icing the shaded alleys during snowy and icy weather Thank you John Cable	Alleys are Huntsville City Responsibility

4	Mark, Dille	922 Binding Branch NW	<p>What Board Member positions are open for nomination? (References; Articles of Incorporation, Article 6; By-Laws, Article III, Section 3.2; Article IV, Section 4.1) Why is a proxy given only to the President? (reference By-Laws, Article II, Section 2.9). I believe By-Laws Article III, Section 3.4 needs clarity to understand Director appointment term. Currently, the President, Vice-President and Treasurer positions were 3 year terms (As of: 1 July 2018). What criteria does the Board use to select the President and Secretary positions? It would be helpful to have each Board nominee state why they want to serve and what would be areas of interests to improve. Will the Board consider appointing a working-committee of Members, led by a Board member, to review and recommend changes to the very confusing/outdated By-Laws and Declaration/Covenants? If yes, I volunteer to be a member of that committee. Please confirm receipt. Thank you</p>	<p>The President only carries the proxy vote to the meeting they do not vote for the absentee person. When Board was appointed by Declarant he set 3 directors at 3 years terms and 2 directors at 2 year terms. The 2 years terms are up and being voted on in this annual meeting. The 3 withy ear terms will be up 2022 and will revert to 2 year terms. After 2022 we will vote in 2 or 3 new directors every 2 years. Board officers are elected by each incoming Board. The only criteria for serving as an office is being a director and willing to be an officer. Each Board nominee was given a chance to present their credentials to the membership. The Board will consider a committee to review by-laws and Covenants and restrictions.</p>
5	Yvonne, Holmes	1038 Scarlet Woods	<p>1. With the amount of money we pay for HOA and maintenance fees, is it possible for power washing of the sidewalks be included at least once a year? 2. When I moved here in 2017, I was told that the fees would decrease due to the increase in residences. Is this still a possibility since building is now complete? 3. How will the beauty of nature be restored after the removal of the trees (which now exposes a small graveyard) at the end of Scarlet Woods? 4. I love my neighborhood! Don't you? P. S. What do we need to do as citizens to get a walking trail from Overland Cove to Providence and Publix? Wouldn't it be nice to walk or ride your bike to the store? :) !!!</p>	<p>1. In the past most owners did their own sidewalk and driveway cleaning. 2. We do to anticipate decreases in fees but we look at it each year. In 10 years when the mortgage is paid off a reduction in dues might be possible. 3. Discussed in President's Report. 4. Yes, I love our neighborhood and our neighbors. 5. Walking Trail is Huntsville City Issue.</p>

6	Cheryl, Metz	1105 Corner Brook NW	<p>Something needs to be done about Lawn Masters and their lack of finishing up work and doing it right. When they were at my house pruning the monkey grass recently, they missed two plants definitely well in sight plus they left all kinds of plant leaves all over the flower bed and my front yard. In addition, during the course of this past year, we constantly had to stop one of their workers to come finish up what wasn't completed such as blowing grass off the patio, etc. There was always something not finished. They would mow the front yards but leave the back yards untouched. And our gates were never locked. We are not the only ones who have had issues with them. There is no excuse for this.</p>	<p>We continually work with ALM every week to be sure things go well. When they do not ALM is quick to fix or address the issue. See Landscape and Grounds Report.</p>
7	Cheryl, Metz	1105 Corner Brook NW	<p>Please provide the following to all home owners/tenants in the OC Subdivision: The 3rd Annual OC Garage/Yard Sale will be held Sat, June 12, 2021, from 7:00am to 2:00pm, rain/shine. Please read the information/instructions contained on our HOA website at overlandcovehoa.com/pop. Additional reminders will be sent out prior to the sale. Questions - contact Cheryl Metz, Committee Chairperson, 256-656-0309.</p>	<p>Electronic notices will be sent out with penalty of time for annual garage sale.</p>

8			<p>I would like to bring to the attention of the homeowners that an HOA Board member sent out a notice with a threat of fine for a homeowner parking their car in front of their home during the day for a few days while work was being done on their property. The garage and driveway were being used for home repair, so the car was parked on the street during the day for a few days only. The car did not block the street and was parked in the driveway or garage during the evening and overnight hours. Do we as a community want to prohibit all homeowners from parking in front of their homes during the daytime (including for short periods time)? Do we also want to live in a community whereby homeowners are constantly threatened with fines at the discretion of a Board member?</p>	<p>Our C&R's specifically prohibit resident parking their vehicles on the street. Most of the time when we are apprised of a special situation we make allowances for temporary parking on the street. I can't speak for all the Board but I personally appreciate our parking rules. When we issue a notice of a violation it is not a threat it is simply making the owner aware of the infraction and the possible consequences.</p>
9	<p>Joan, Dalla Riva Toma</p>	<p>1006 Scarlet Woods</p>	<p>Please consider establishing a dog park in the neighborhood in the one of the many open spaces as many homeowners are dog owners.</p>	<p>It is not in the Huntsville City approved Subdivision plan and past Boards have not been in favor of a Dog Park. The new incoming Board will consider the issue.</p>
10	<p>Michael, Lenz</p>	<p>919 Binding Branch</p>	<p>I had submitted two possible projects. 1. Slope going from road to sidewalk and 2. Dog park in subdivision. Want these discussed at annual meeting.</p>	<p>1. The community sidewalk plan was approved by the City prior to construction as being in compliance with City Codes and Regulations. 2. See #9.</p>
11	<p>EUEGENE W, LAMON</p>	<p>1045 SPLIT ROCK COVE NW</p>	<p>AS A NEW HOME OWNERS AT OVERLAND, MY WIFE AND I WOULD LIKE TO KNOW WHO IS RESPONSIBLE FOR THE UP KEEP AND MAINTANCE OF THE AREA BETWEEN THE TWO DRIVEWAYS BEHIND OUR HOME AND THE MAINTANCE AND LANDSCAPE OF THE NORTH SIDE YARD BETWEEN THE DRIVE AND FENCE, IT CONSIST OF GRAVEL, WEEDS AND MUD AND IS NOT UP TO THE SAME STANDARD AS THE REST OF THE NEIGHBORHOOD. THANKING YOU IN ADVANCE. WAYNE LAMON</p>	<p>Area between the driveways needs to be repaired by the owners of the driveways. The HOA will ask ALM to repair the common area between the north driveway and the fence.</p>

12	Margo, Chaney	1090 Binding Br	When will the next eave light bulb replacement be? We and a neighbor have one out I noticed the other day. Thanks!	2/8/2021 15:19
12	Keith, Martin	1022 Overland Cove	I recently bought in here. I walked up to the clubhouse and my pass keys they gave me at closing dont work. I opened front door to clubhouse because it was unlocked and alarms went off. Sorry	Addressed by Gilles
14	Keith, Martin	1022 Split Rick Cove	I've recently purchased a home in here. I've noticed a lot of us residents walking dogs and was wondering if the board had ever considered constructing a "dog park". I see some vacant area close to the club house. I'm sure this may be a weird request but it would be a great feature. R/s Keith Martin	See #9.
15	Kimberly, Ford	1100 Corner Brook	I suggest that a remote meeting be held in lieu of an in person meeting. A platform such as Zoom or Teams would work well.	This was discussed and it was decided to do an in-person and allow absentee proxy voting as well as remote access to all the documents to be printed at the in-person meeting