

OVERLAND COVE ANNUAL HOA MEETING

TUESDAY, APRIL 30, 2013

WELCOME/CALL TO ORDER:

Shayne Templet called the meeting to order at 5:37 PM.

Members of the Board of Directors were introduced:

Jeannie Samz

Gail Milton, Community Representative

Joan Mitchell

Shayne Templet

Shayne thanked all committee members who have worked to make the Overland Cove Community function smoothly as a great community.

COMMITTEE REPORTS:

PROTECTIVE COVENANTS: Shayne reported that there is no Chairman for the Covenants & Restrictions Committee. He asked that in the next Overland Cove newsletter, members of the community be given the website address to report any issues of concern or violations so the Board can address them in a timely manner. If each member of the Community will report to the Board through this site, we can be made aware of issues.

HOA@woodlandhomes.com

FINANCE:

Jerry Vickers, Chairman of the Finance Committee reported that in working with Jeannie, the committee has restructured the accounts a bit & have established four different accounts to track expenses:

Operational Account for TH Maintenance

Reserve Account for TH Maintenance

Operational Account for PH Maintenance

Reserve Account for PH Maintenance

Operation Account for Common Areas & the Pool Maintenance

Reserve Account for Common Areas & Pool Maintenance

The plan is - as we have excess funds at the end of each quarter, those funds will be taken out of operations & be placed in Reserves.

***** INSERT COPY OF BUDGET*****

Current Balances are:

Common Area Operational Account \$34,000

Common area Reserve Account \$2,600.

Patio Homes Operational Account \$6,200.

Patio Homes Reserve Account \$ 4,000.

Town Homes Reserve Account \$ 19,414

Town Homes Operational Account \$23,700

Jerry Vickers reviewed the budget for 2013 with the HOA. Copy is attached hereto and made a part hereof:

Lawn & Maintenance Committee:

Jerry Vickers, Chairman reported the committee removed irrigation system responsibility from Wayne's and worked with a new irrigation contractor (Darrell McCullem) to repair the sprinkler system. The system is now in good working order. Additional effort is planned for 2103 to raise and move sprinkler heads for better water patterns.

This winter the committee moved to seek bids from several contractors for 2013 maintenance services.

Eakes Enterprises was selected for general lawn and shrub care. (Beginning May 1)

Turf Doctor was selected for chemical applications. (Beginning May 1)

Wayne's will continue to provide Pest and Termite services for the Town Homes and Common Areas.

Darrell will continue to provide services for the irrigation system.

The committee has received bids to replace the dead trees and is in the process of ordering those services.

The committee has received bids to plant flowers at the clubhouse and is in the process of ordering those services. Enchanted Forest will plant flowers (color) 2 X year.

The committee is currently evaluating the costs to replace eave lights with longer life CFL or LED bulbs. The plan is to replace existing incandescent bulbs over 2013-2014.

2013 will be another transition year. The committee feels that other than routine care other issues to address are:

Turf - The use of large wheeled and heavy mowers has left areas of the community deeply rutted. The new contractor will use smaller mowers but the ruts won't go away until we do something.

Weeds - Wayne's is making an additional weed application on May 3rd which may or may not solve our weed issues. We will continue to work the weed problems with the Turf Doctor.

Shrubs - our Knock Out Roses in the common area are infested with mites and the only long lasting solution is to pull them out. In the future the HOA and WH need to think about what we plant.

Mulch - We have tons of mulch and it has or is beginning to create problems, especially around the trees on the streets. Only about 5-6 inches of mulch is needed around trees. The plan this year is to do a minimal amount of mulching until we get a handle of the problem.

Trenching - Proper Trenching is required to hold bark in place in the shrub beds.

Warranty Issues - The HOA has in the past inherited problems when new homes come under maintenance. It will be beneficial to the HOA and the new home owner if the HOA Lawn committee becomes more proactive in working with WH and their landscape contractor and their irrigation system contractor to help the homeowner identify and resolve issues before they become an HOA issue.

Contractor Cleanup - Contractors need to clean up their trash that blows into homeowner's yards and the common areas.

Contractor Blocking Alleys - Contractors need to unload and move their vehicles as soon as possible.

Richard Ramhold asked about tree replacement for the trees blown down in previous storms. Jerry responded that those trees will be replaced.

Tresa Mitchell asked if the same type of trees would be replaced as those being taken out. – Jerry replied "Yes".

Shayne Templet stated that homeowners should recommend to the Finance Committee projects that should be addressed. The Finance Committee then will send its recommendation to the Board for final approval.

COMMUNITY WATCH:

Matt Waldecker , Chairman, stated there have been issues with big trucks & construction personnel blocking the street & alley ways. He urged everyone to be alert & report any suspicious activity & stated that safety is the responsibility of everyone.

SOCIAL COMMITTEE:

Ramona Waldecker , Chairman, announced that every Thursday night of the month, residents of the community select a nice restaurant & socialize over a good meal. However, the meeting this month will be a pot-luck & is to be held at the clubhouse on May 9th.

Jerry Vickers stated there are plans to invite service providers to meet . After discussion, it was agreed that the providers would be invited to meet on May 9th, 6-8 PM, & participate in the pot-luck dinner.

HOA TOPICS OF DISCUSSION:

Richard Ramhold asked if any decision had been made on constructing the R.V. Parking area. Shayne Templet replied that no date has been announced for the construction.

Topic of pool passes was discussed. Richard stated that issue of non-residents – mostly kids in the area – was much improved. The gate allowing entrance into the pool area has been repaired, however, some may not have a current key.

Shayne Templet stated that Aaron Barnes at SafeTech should be contacted by E-Mail to provide functional passes for those who do not have them.

Shelia Cooper stated that the Overland Cove Newsletter is due to be sent out on May 27th. She asked that anyone who has an article or news please provide to her prior to that date.

Shelia also asked for donations so that umbrellas around the pool can be replaced.

Shelia asked if it might be possible to designate an area to plant a “community garden” to grow vegetables. Shayne recommended that a proposal be drafted for review & consideration by the Declarant.

Gayle Milton stated she has been contacted about e-mail addresses being used with all posted on e-mails circulated. It is recommended that with multiple recipients of e-mail that all be listed by “BCC” so all names & addresses are not published publicly.

Gayle also stated she has had complaints from some Re the issue of street parking where driveways & access to homes is impeded. Consideration for your neighbor is encouraged.

Tresa Mitchell asked if there was any way to keep fences uniform in color. Many fences need to be repainted.

Barbara Wycoff stated that the Covenants & Restrictions addresses the issue. The approved stain color for fences is Mallard by Sherwin Williams.

Matt Waldecker asked if the mailboxes could be changed throughout the community. Some look quite bad.

Jerry Vickers stated the committee would be working to replace all in different phases & that they will be made uniform.

Debbie Campbell asked if there was an approved storm door & where one could be purchased. Lowe’s carries the doors approved by Woodland Homes & will be able to identify the correct door for a Woodland Community.

Shayne Templet announced the next Annual HOA meeting date will be April 8, 2014.

Gail Milton moved the meeting be adjourned.

Shayne Templet seconded motion & meeting was duly adjourned.