

OVERLAND COVE HOMEOWNERS ASSOCIATION

2022 HOA Annual Meeting Minutes

1. **Call to Order 6 pm**
2. **Board Members Presented Reports (Posted on Website)**
(<https://www.overlandcovehoa.com/2022-board-reports>)
 - a. **President Report/Covenants**
 - b. **Vice President Report/ Storage Lot & Common Areas**
 - c. **Treasurer Report/Financial**
 - d. **Secretary Report/Landscape**
 - e. **Facilities Report/Clubhouse, Pool & Fitness Center**
3. **Questions Received Electronically**
4. **Board Member Election**
 - a. **Presentation of Nominees**

Vickers, Tidwell, Beaumont
 - b. **Nominees from Floor (No nominees from floor)**
 1. **Vote** (Regarding the election of Board members, because there were 3 open positions and only 3 nominees, Mr. Swafford motioned to accept the candidates running by vote or acclamation, Mr. Friend seconded the motion, no one opposed and Mr. Vickers, Mr. Tidwell and Mr. Beaumont were re-elected to serve another 2-year term on the Board. Positions will be determined at the next Board Meeting.)

Meeting Adjourned

OVERLAND COVE HOMEOWNERS ASSOCIATION
2022 ANNUAL MEETING QUESTIONS AND ANSWERS
MARCH 8, 2022

From Mark Chaney – 1090BB

2. My question is: How does the board determine financial priorities from year to year?

3. My suggestion is: Would the board considering developing a survey each fall (before the fiscal year begins in January) to receive input on what the current residents/property owners feel would be a good use of the uncommitted funds?
 - i. *The Board has accepted in the past and will continue to accept inputs from owners who have suggestions about how to use uncommitted funds. Those inputs will be considered along with other HOA needs as established by the Board.*

From Teresa Gibson – 1007SW

4. Can anything be done about our sidewalks? It really affects the street appeal of our neighborhood. Some keep their sidewalks clean (power washed) and others have never cleaned them especially those renting out.
 - i. *The Board has been reluctant to require homeowners pressure wash sidewalks and curbs for several reason but mainly costs. We think our covenants and restrictions would allow us to require homeowners to do this at their expense or the HOA could do it and pass the costs onto the homeowners though a special assessment. Current fees and dues do not support this added expense. In October 2021 I received a single quote for reference purposes for Scarlet Woods. The quote was for curbs, sidewalks, and front entrances for the 38 homes on Scarlet Woods plus the sidewalks and curbs on the junction of Scarlet Woods and Binding Branch. The quote was \$3250 or \$85 per townhome. A real problem is that this is a re-occurring expense. I have lived in the community 10 years and have pressured washed twice. Another problem is that we would also have to do the curbs in some common areas. No sense in doing homes but ignoring common areas, The Board will discuss this issue again. We may poll the owners to gather more input*

From Robert Friend – 1024CF

5. I know this is not part of the HOA, but I would like to mention the Overland Cove Neighborhood Watch program. We have members that have left and new families that have moved in. Individuals that are interested should contact me. I am willing to spend a few minutes talking about it at the meeting or just mention that it exists and to contact me if you are interested in joining.
 - i. Will address at Annual Meeting.

From Mark Dille – 922BB

6. The HOA Board and EREM need to routinely review website, policies, and administrative actions to keep information updated.
 - i. *The Board will review at future meetings.*

7. How does the Board members ensure proper representation of homeowners/residents in their decision-making process? How is transparency of HOA actions routinely presented to the Homeowners/residents? I do understand that ~80% of the homeowners/residents have little day-to-day interest in the HOA actions. Their interest is usually generated by something that only affects them... complaint.
 - i. *Board meetings are open for residents each month for this very reason. Minutes are published on the website as well. Call logs from EREM are also provided to the Board monthly. Board Members receive suggestions and feed back on an ongoing basis, as well as EREM receiving suggestions, questions and complaints electronically.*

8. When can we expect our Governing documents and policies to brought current and reflect the requirements and needs of the Community?? The Covenants and By-Laws are woefully outdated and the POP's and policies need reviewed annually to ensure accuracy and need.
 - i. *It takes 2/3 of the membership or 117 votes to amend the governing documents. This is a big job and would also require our attorney's time. The Board will discuss establishing a committee of home owners who would help the Board accomplish the task.*

9. Can we get more detailed HOA Board minutes?? The Board minutes are too terse... do not have enough details to understand the actions. Also, I recommend adding to the minutes how each Board member voted when a decision is made.

i. Minutes are an official record of actions at a meeting, not a record of everything that was said. They serve as a historical record but are also a legally binding document. The Board's goal is to create accurate, useful and legally compliant minutes to avoid pitfalls or ineffective record keeping.

10. Does the HOA Board publish annual Goals and Objectives for each new year?? If yes, how are they accountable for the execution?

i. Historically, no. But thank you for the recommendation.

11. What is this year's annual meeting format?? EREM email on 24 Jan indicates a virtual meeting thru email/website interface and the Board MTG on 25 Jan indicates and time/location announcement...

i. Once a location was secured, a second notice was sent on 2/4.

12. Why is the voting for Board members not done by position vs. just being a Board member?? How is it determined what Board member serves in what position??

i. This is outlined in the Bylaws. Members are elected to serve on the Board by the membership. Then the Board elects the officers.

13. How are funds used that are collected in arrears or thru fines? Does the Board maintain a list of un-financed requirements?

i. These are reported on the association's profit and loss statement and deposited into the associations operating account. I am not aware of any unfinanced requirements currently. These funds go into the Common Area account and are expended for Common Area expenses.

Question or comments from meeting attendees

14. *There was an inquiry about allowing another area for guest parking within the community as not everyone is within proximity of the clubhouse.*

i. The Board will review at future board meeting.

15. *There was an inquiry about adding an outdoor shower to the pool deck for folks to rinse off after enjoying the pool.*

i. This will be discussed at future meeting for feasibility.

Suggestions from floor.

16. Hoa considers purchasing a pressure washer
17. Hoa considers purchasing a extension ladder.
 - i. This will be discussed at future meeting.

A special thanks was given to all volunteers within the community. Volunteers are crucial for upkeep and maintenance of amenities including but limited to the gym, pool, clubhouse, storage facility. Volunteers keep costs down and bring people together with social events. New volunteers in 2022 will be working towards improving clubhouse landscaping (landscape committee) and there is also a call for volunteers for a committee to review and suggest edits to the governing documents and POPs.

18. *Bippen Electric quoted \$900-\$1100 to replace 4 out the second story eave lights. To make this more cost efficient, we will wait until we have 10 or so. There are now 48 eave light bulbs in stock for those who are willing and able to change these out themselves.*
19. *There are some spots open in the storage facility if anyone is interested, please contact Mr. Wayne Lamon.*