

PARK BETHANY HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES

DATE: 05.26.11

PLACE: Bethany Baptist Church

TIME: 7:00 pm

MATTERS DISCUSSED

Attendance: 29

Opening: David

Report on hiring HOA attorney in order to operate the HOA legally and effectively. We need quorum of 20% for voting at annual meetings; we received 31 Proxies for this meeting, establishing a quorum. (30 were needed; 146 homes x 20%.) Ballots will be mailed out for next year's meeting, at least 2 weeks in advance. Officially and unanimously voted in Board of Directors, David has two more years, Diane and Bob have one more year.

Annual Garage Sale is June 4

Landscaping: David standing in for Marilyn

The new landscaping along Mitchell looks great!

Issues brought up by homeowners:

150<sup>th</sup> Place: It is a jungle out there! The area around the pond is not being mowed, weeds are proliferating. Whose responsibility is it? How far down to the pond can homeowners mow?

Dead bushes on Kaiser – cannot see around them

Watch retaining wall on 153<sup>rd</sup> (repeat from several years)

Financial: Bob

2011 Budget presented, annual dues remain at \$240/year.

Budget amended to include additional money for attorney fees, possibly \$2,000 – 3,000. Attached.

Dues: Late policy of \$25, may incur interest charges after that. Approx 90% of homeowners pay on time.

Billing statements will be sent out June 1.

Backflow testing - Cookman Backflow charges \$35 for single homes. They will lower the cost to \$20 for a group of 10, if there is more than 10, he will charge \$19 per household. These charges will be tacked onto the HOA annual dues for whoever signs up. Please call Bob.

Other Issues brought up by homeowners:

Walkway to shopping center: dogs not being picked up after, loitering, trash being left, signs are being torn down, what can we do? (repeat from several years)

Block parties again this year, \$100 for at least 5 families. Channa block party was an amazing success!

Fence at sidewalk on corner of 150<sup>th</sup> and Mitchell (repeat from several years). Property owner is not cleaning up leaves on street. Someone mentioned that in addition to being against HOA covenants, the fence placement is also against county rules.

Homeowner suggested to have blown up map of neighborhood posted at meeting to clarify locations being talked about.

Need guideline for treating fences to guard against aging. (repeat from several years)

Website for neighborhood. (repeat from several years)

Amendment Process for CCR's.

Need to distinguish between amendments to (can we change them?) and clarifications of CCR's.

Need to ratify all old decisions that we can identify which were made since CCR's were written and established. After drawing up a list, homeowners would like to call a special meeting in 4 months to vote on these changes. They include:

Satellite dishes

Establishing park at Old Oak Tree lot. (June 07 – committee)

Change of roofing standards (Aug 07)

RV parking

Safe Sidewalks (Nov 08 – 2 ½ feet clearance)

Fencing standards

Home based business (Jan 11)

Landscaping and Architectural Standards and processing of changes (Nov 08)

Including above two committee members on Board, HOA fees waived. (Jun 09)

Meeting and Newsletter intervals

Change annual meeting to “Meeting before end of school year” instead of 90 days after New Year (Nov 08)

Out of Compliance Issues and Fees

(3 black roofs, one painted fence, one fence too close to sidewalk)

Respectfully submitted, Diane Strong