

May Board Meeting Minutes  
Good Hope Townhomes  
Sunday, May 6, 2018 @ 6:30 p.m.

In attendance: Rhonda Bumgardner, Mike Skaggs, Sam Herrera, and Mary Logsdon

Absent: Dave Hallenbeck and Linda Moncy

The meeting was called to order at 6:38 p.m.

Limited discussion as to when Dave Hallenbeck's resignation was effective. Per his email on April 22, 2018, it was effective as of the next Board meeting.

The parking violation Mike Skaggs had reported has been resolved.

SealCo continues to work on S. Park Ct.

Sam Herrera has been in contact with Darrell from Cutting Edge Lawn Care. Darrell will work with the homeowner at 561 B West Good Hope Cir. on making the xeriscaping more to their preference; including plants and bushes. Sam Herrera gave her go-ahead for a dog door and moving their front fence forward.

Bray will be sending a tech out to complete the gutter cleaning. Sam Herrera will also request Mark Shoberg to send someone out to assess roofs for damages that were caused by winds this Spring. The Board does not feel it has funds to replace even the worst roof at this time, but it should at least address missing shingles.

The commercial vehicle parking issue has been resolved. Mike Skaggs suggested that the Board vote to further define this (i.e. a commercial vehicle can be any company-owned vehicle). Rhonda Bumgardner stated we have to be sure the rule is not affecting anyone with a requirement or need for the transportation to work. A suggestion was made to make limits to as to axel type or weight of the vehicle. The discussion was tabled as conversation led into getting the CC&Rs updating and addressing the issue at that time.

- **Fees/Fines:** The Board needs to agree on a fee/fine schedule. CC&Rs do not include these. Sam Herrera asked everyone to think about these for the next meeting so they can be communicated at the biannual HOA meeting in June.
- **Stoop Repair:** Mark Shoberg has contacted the Board with the need for approval for the \$1,200.00 bid for stoop repair at 559 S. Park Ct. Some discussion took place on why this was the HOA's responsibility. Mary Logsdon recalled a discussion about it being caused by a water break.

Resolution: Check to see if the repair can be covered by the homeowner's insurance policy. If so, the HOA can pay the deductible. If not, the HOA will approve the cost.

- **Education Advancements:** Mary Logsdon suggested that the Board look into educational opportunities for its Board members. Mark Shoberg sent out an email about a leadership

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account for \$120.00. Sam Herrera will get more information on what this includes.

- **Fencing:** If homeowners are behind on dues, no repairs are to be made at this time. The Board will start with the fences bordering the large park.

Mike Skaggs motioned to exclude fence repairs on easements from HOA responsibility. Sam Herrera seconded.

The meeting then moved from McDonald's to Good Hope for a walk through to define the common area fences and easements.

The fences to be replaced by the HOA were decided. The Board identified a problem with fences along the basketball courts. Elevated gardens are growing next to the fence; the Board discussed the possibility of putting up a retaining wall. Talked to one homeowner who agreed to consider the cost of a retaining wall if the cost was split with the HOA.

The Board communicated with the homeowner who has overgrown vine(s) to ensure they will be working to remove them so that the common fence could be replaced.

Another homeowner needs contact information for a fencing company to replace their front fence to match the back fence. Some of the fences bordering the basketball court need to be replaced, including the one by Sam Herrera's property.

The walk continued and the common area fences were identified. Discussion came up as to whether easements are required between the fence, or down the middle.

Mattresses were still leaned up against the signs. There was still room in the dumpster. If they are still there on Monday night, Mary Logsdon will put them in the dumpster. Sam Herrera suggested to give a \$10.00 discount to HOA fees for anyone reporting illegal dumping. It was also suggested that the HOA split the \$1,000.00 fine for illegal dumping, if individual is caught and prosecuted.

Identified a common area in need of updated xeriscaping. Sam Herrera resolved to contact Darrell for an estimate. The Board voted to update future xeriscaping with grey rock. Homeowners can still use colored rock, as long as it is approved by the ACCO.

Prepared by: \_\_\_\_\_

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