

VANDEVER TRAILS HOMEOWNERS ASSOCIATION

Directors Meeting

April 20, 2023

MINUTES:

Meeting was called to order at 6:10 p.m. by President, Luke Moore. Roll was called with the following directors present: Luke Moore, Bill Beisiegel, Johnny Tygert, Linda Dyer, Phillip Basset, Jason Coan, and Jerry Reed.

It was approved that this meeting will be a quarterly meeting of the board.

Johnny Tygert reported there is a balance in the checking account of \$36, 328. We did receive \$7,000 last month, and there are 119 homes that have past due accounts for either 1 or 2 years.

A contract for \$12,000.00 has been signed with a construction company owner by the son-in-law of Roland Construction (the developer of Vandever Trails) to construct a retaining wall at the playground.

Luke presented proposals for wording to update Vandever Trails by-laws. These changes were proposed:

ARTICLE III, MEMBERSHIP

Section 3.3-Special meetings of the members may be called.....

Luke made the motion for approval and Jason seconded approval of the wording change. Motion carried.

ARTICLE VI, MEETINGS OF DIRECTORS:

Section 6.1-Regular meetings- Regular meetings of the Board of Directors shall be held once per month as needed, but no less than once per quarter....

The regular meetings of the Board shall be held at such place and hour as determined by the president or vice-president and must be posted to an open forum no less than seven days prior to the meeting.

Jason made the motion for approval and Johnny seconded approval of the wording changes.
Motion Carried.

A lengthy discussion was held on adding a section to the Architectural Guidelines on placement of trash cans at homes in the addition. Johnny moved and Phillip seconded tabling this item until the next meeting as no resolution was reached.

Jerry Reed reported on violations of the architectural guidelines and his inability to enforce these guidelines if homeowners did not make voluntary corrections. The following changes in wording were suggested:

ARTICLE XI-ARCHITECTURAL GUIDELINES

Section 11.2-Promulgation of Guidelines

The ARC shall establish a tiered fine structure based on the severity of the violation. Each violation shall be subject to a monetary penalty if not corrected within 30 days of the first notice. If the violation remains uncorrected after 60 days the monetary penalty will be increased. If the violation is not corrected after 90 days of the first notice, without good faith efforts by the Member to correct the violation, the monetary penalty will be increased and notification of legal action to enforce compliance will be given with the Board's approval. The following schedule delineates the order of actions to be taken for each violation:

Violation Notice given (no fine)

2nd Violation Notice given with fine (30 days after initial notification).

3rd Violation Notice given with fine (60 days after initial notification).

4th Violation Notice given with additional fine (90 days after initial notification).

Notification of legal action to force compliance-With Board Approval

Luke made the motion for approval and Phillip seconded the addition of the wording. Motion carried.

Johnny reported that 45% of the membership have not paid dues. The following fines were proposed to promote payment of dues:

ARTICLE XII-ASSESSMENTS

Section 2.6 Enforcement

Annual Regular Assessments are due by February 1st of each year and are considered delinquent if not post-marked or received by February 15th of each year, unless prior arrangements have been made with the Association in writing. A \$50.00 late fee will be assessed to each owner on February 16th for any outstanding assessment and will be due by March 1st of the same year. If the assessment remains unpaid after March 1st, a 5% interest charge will be assessed on the unpaid balance and will accrue each month the balance remains unpaid until the outstanding amount is paid in full. In the event the balance has not been paid in full, or other arrangements have been made with the Association's approval, by August 1st of the same year, the board may, at its discretion, proceed with all legal actions available.

Jason made the motion for approval and Luke seconded the penalties for non-payment of dues.

OLD BUSINESS:

There have been some problems with the pump at the pond. Brad Beaman is working on correcting these issues.

Phillip reported a work day at the playground has been held and some safety issues have been resolved: however, there are more repairs to be made and another work day will be held Saturday, April 22 to address as many issues as possible.

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Linda Dyer

Recording Secretary