

Country Trace HOA Annual Meeting – January 28, 2019

All board members in attendance with the exception of Terry Shepard.

Minutes of 2018 board meeting were reviewed.

The following topics were discussed:

Common area maintenance:

1. Corner walls were not painted in 2018 but will be addressed in 2019.
2. Drum inserts in corner light fixtures will be repainted to original in 2019.
3. Electrical work on corner pedestals will be completed. Rotted boxes and electrical wiring on pedestals will be replaced.

Community Communication:

1. Attendees were advised that the HOA has a website that owners can access for questions, approved paint colors, CC&R's, etc.
2. Mary Johnson discussed establishing a Facebook page for community members only and how they could join.

HOA Financials:

1. Chris Vasilas handed out annual financial statement and budget, and discussed.
2. HOA opened a new money market savings account for community cash reserves.
3. Approximately 18-20 homeowners are delinquent on their assessments. Past due HOA fees are an automatic lien on the property.

Open Discussion:

1. Changing corners to xeriscape. CC&R's state HOA to maintain corners. CC&R's can be changed by homeowner vote per CC&R requirements.
2. Off street parking. HOA has no say over this.
3. Weed issues. HOA tries to notify homeowners, if there is an issue contact the HOA.
4. Issue of blight – Is Board proactive or reactive? Board is proactive but not with a lot of frequency because it is a volunteer board.
5. Approved paint colors – Are the choices expanding? Board looks at alternative colors on a case by case basis.
6. How does Board address properties with faded paint, peeling eaves etc...? Board sends a congenial letter.
7. Dated look of corners – What can be done? Suggestion for using painted sand finish for corners to avoid having to repaint walls every few years.
8. What part of corners is HOA's responsibility? Walls, palm trees, orange trees and grass are the HOA's responsibility.

Motion to adjourn meeting.

Meeting adjourned.

