

Studio Estates Home Owners Association

Meeting Minutes

April 1, 2017

Opening

The regular meeting of the Studio Estates Home Owners Association was called to order at 9am on April 1, 2017 in Studio Estates Clubhouse by Mary Hernandez.

Present

Byron Albright; Shalana Poole; Dorothy Barfield; Nick Swinea; David Cuddy

Agenda

Review of Bylaws

Review of Administrative Cost

Approval of Minutes

The previous meeting minutes were distributed by Mary via email prior to the meeting. Subsequent meeting minutes will be distributed electronically and approved electronically prior to next meeting.

Open Issues

Mary distributed hard copies of the HOA Bylaws for discussion. It was suggested to send them out electronically so homeowners can have time to thoroughly review and discuss at the next meeting.

The recorded and signed copy of the Covenants, Conditions and Restrictions (CC&Rs) will be electronically distributed by Mary and should be given to new homeowners, as suggested by Nick. Homeowners are asked to review them and discuss any changes they would like at a future meeting. The CC&Rs cover the rules that govern the expectations of homeowners and their property (i.e. proper time frame to remove trash cans after trash day). We are asked to provide feedback on these rules and/or others, to be voted on for changes.

The HOA will continue to operate in-house, meaning not hiring a third party HOA, unless the existing HOA votes to hire one. This was stated by David as the way he would like the HOA to operate.

The landscaping company (The Green Dude Organic Lawn Care, LLC) discussed at the previous meeting held on March 4th, is set to start working per the discussed proposal on April 10th.

David asked the home builder, Rick, to have his crew enter the neighborhood via the back entrance. He was instructed to open the back gate at 6:30am and lock it by 9pm. They are not to start working on Sundays until 9am. Saturday time frames were not discussed.

The front gate is due to be repaired by Tuesday, April 4th. Maite tried to order the part separately in efforts to save on the repair cost, but was not able to do so. The entire part was ordered and set to be delivered on Monday, April 3rd. If anyone has any evidence on who is responsible for damaging the gate (i.e. video recordings), please let Maite or Mary know as soon as possible, so that we can start the process of getting reimbursed from them. The gate code will be changed, as suggested by Bryon, once the repairs are completed. Mary will make sure all homeowners receive the new code.

David would like to have a regular community social to help in keeping the homeowners connected. It was suggested by Shalana to have a Karoke event in conjunction with the pool party that David would like to have. Nick would provide the brisket and other homeowners are invited to bring side/dessert dishes (potluck style). Byron proposed to have the event on April 30th at 2pm. Everyone at the meeting agreed.

It was suggested by David to include a salary for Mary for the time she is dedicating to the HOA. One hundred dollars a month was the suggested amount. She is spending about 20 hours a month on the HOA. This will need to be voted on and included into the budget.

Mary is going to send out the contact information for all homeowners that would like to have their information distributed.

David recommended that if anyone has concerns that come from the renters in the neighborhood, then please take the first step and speak with the renters first to try to resolve the issue. If that does not work, then please speak with the home owner, which is David and he will work to resolve the issue. Renters are expected to operate via the rules of the CC&Rs and will need proper notification of violations in order for the HOA to take the proper steps to rectify any situation. Nick suggested that Mary locates violation templates that can be modified to meet the needs of our HOA. These letters will be distributed to violators as deemed appropriate by the HOA. This entire process should be outlined in the CC&Rs which would need to be approved by a majority vote.

David motioned to add \$200 to the annual budget for office supplies. It was seconded by Byron and unanimously voted on for approval.

Homeowners are asked to review these minutes, suggest changes for discussion, and approve via email to Mary prior to the next meeting.

New Business

Studio Estates Community Social – April 30th at 2pm; Food to be served starting at 3. Come one, come all to enjoy the new pool area, some good food and your neighbors!

Annual Budget – need to have a good estimate of how much the property taxes are so that we can include them into the proposed budget. David and his team are working on getting the non-profit status for the community, which should mean that the property taxes should be lower than normal rates. We would like to get the budget approved soon.

Agenda for Next Meeting

Discussion of Bylaws

Discussion of Budget

Discussion of CC&Rs

All very large topics, so we will need to pick one or two to focus on for the next meeting.

Adjournment

Meeting was adjourned at 10:05 by Mary Hernandez. The next general meeting will be at 9am on May 6, 2017, in Studio Estates Clubhouse.

Minutes submitted by: Shalana Poole

Approved by: Electronically