

Southern Oaks Subdivision HOA Annual Meeting
March 28, 2024, 6 PM
Revolutionary War Center Meeting Room

Meeting was called to order at 6:00 PM by HOA President, Jeff Cooper.

Mr. Cooper welcomed homeowners attending and gave a summary of the HOA financial situation.

Budget/Annual Dues

The Board is recommending lowering the annual dues from \$130 to \$120 to cover basic expenses for the coming year and referred to the proposed budget included with the meeting notice. The HOA currently has approximately one year's expenses in reserve with most of it invested in two CDs. Dues for 2024-25 will bring in \$13,080.00. There are no outstanding dues or fines from previous years. Mr. Cooper also noted that a review of the HOA electric charges found we have been overcharged in the past and was given a \$1,672 credit. Mr. Cooper went on to explain that any large unexpected charges/expenses could be covered the next year with a special assessment added to the annual dues.

The HOA tax returns, insurance documents, bank statements, etc. were available at the front table for homeowners to review.

E. West moved to approve the proposed 2024-24 budget with annual dues of \$120. Second by B. Brown. Discussion ensued including comments regarding homeowner's who would not want to or could not pay a special assessment if necessary. Others felt that maybe we shouldn't reduce the dues in the hopes that if we had extra expenses as special assessment would not be necessary. A vote was taken and the above motion passed with 2 opposing votes.

Front Entrance Landscaping

E. West spoke for the Board on a subcommittee effort to improve the look of our front entrance and reduce expenses. The subcommittee was formed in response to homeowner concerns with expenses. The board is recommending that we move to a "hardscape" look instead of replacing dead shrubbery and new pine straw every year. This would include: no rye grass seed on top of the centipede (less watering), remove bushes and pine straw, sodding the current planting area, rock at small area under the sign and touch up painting of the sign. The yearly cost savings would include less watering and the cost of new bushes and pine straw (approx.. \$600-\$1,000). The Board talked with Jeremy Tidwell about the plan and received a bid for the work of \$1,150 that does not include the rock or paint. We are looking at a total estimated cost of \$1,500. The yearly savings would pay for this work within 2 years. Discussion included the current yearly

landscaping charges and what it covers (mowing, straw replacement, trim hedges, and cutting of retention ponds).

C. Young moved to approve the Board's plan for the front entrance. Second by D. Simmons. Motion approved unanimously.

Retention Ponds

Our attorney, Jessica Benson, explained the situation with the ownership of the retention ponds. The retention ponds remain under the ownership of Randy Bock but should have been signed over to the HOA when the subdivision was completed. She has had several conversations with Mr. Bock's attorney regarding transfer of the ponds. The front pond (behind Scarlet Lane) was surveyed years ago but has had some changes. The back pond (between Split Oak & Evergreen Courts) has never been surveyed. She is recommending we have new surveys done on both pond areas. The quote she has received to survey both ponds is \$2,600. Mr. Bock has indicated he would prefer to use his surveyor and may be willing to cover one or both of the surveys. She recently reached out to the Bock's representation but has not received a response. Jeff Cooper inserted that he has spoken with Randy Bock about the ponds and will also reach out to him again to see if we can get this issue moving along. Discussion by the group present felt Randy Bock should pay for the surveys.

B. Rabon moved to authorize our attorney to negotiate with Randy Bock on our behalf for transfer of the ponds with him paying for the surveys. If he does not agree to cover the cost of the surveys, the issue will come back to the homeowners for a vote on how to proceed. Second by J. Flanders. Motion passed.

Garage Sales

This topic was included on the agenda for a decision by the homeowners instead of the Board. Garage sales have been held twice a year on dates set by the Board but we have some disagreement on this issue within the homeowners. B. Brown stated that the current covenants state "Yard sales or other such sales events are prohibited in the subdivision" and should be enforced. J. Cooper feels the Board is within its rights per the HOA By-Laws to "adopt a rule or regulation as it deems reasonable and necessary for the common good" in allowing yard sales. Discussion ensued with comments for both sides of this issue including insurance risks, following the current covenants, what is the harm in having yard sales, proposed updated covenants, etc. Ms. Benson stepped in to explain that the governing documents (By-Laws vs. Restrictive Covenants) are set to guide the board and one does not trump the other. The group talked about the fact the new restrictive covenants have been proposed but not approved. Seventy-five percent of the homeowners must be present and vote to approve by signature and verified by a notary.

A motion for garage sales was not brought to the floor. The current covenant will be enforced and no garage sales will be allowed.

Proposed Restrictive Covenants

With only 20 lot homeowners present, no discussion or vote was entertained regarding the proposed updated document. The issue was considered moot at this time. 75% of the homeowners or 82 homeowners must be present to approve any changes.

Reminders

1. Annual dues notices will be sent out in May and are due and payable on July 1st, 2024. Dues are payable no later than July 31 before they are considered delinquent.
2. Encouraged homeowners to abide by the rules and regulations of the restrictive covenants posted on the HOA website (www.hoasouthernnoaks.com). Specifically, maintain your lawn, no parking on the grass, put your garbage cans away after emptying, no trailers or commercial vehicles parked on the street or in driveways overnight, repair fencing, and clean up after your animals to name a few of the items mentioned.

The meeting was adjourned at 7:26 pm.

Respectfully submitted

Lynne Waldrop