

Minutes of Board of Directors Meeting
Southern Oaks Subdivision HOA
August 1, 2024, 6 PM
120 Southern Oak Dr (Frankie Atkerson Home)

Meeting was called to order at 6 pm by President, Jeff Cooper.

Present were:

Jeff Cooper, President
Lynne Waldrop, Secretary
Frankie Atkerson, At-Large Board Member
Elaine West, At-Large Board Member
Derk Reichers, At-Large Board Member

Also present:

Jessica Benson, HOA Legal Representative

Approval of the March 28, 2024 HOA annual meeting minutes – E. West moved for approval with a second from F. Atkerson. Minutes were approved.

Old Business

Jeff Cooper updated the board on the collection of dues for this year. Three homeowners have not paid as of the date of this meeting. He did remind them prior to the deadline. L. Waldrop moved to send out letters to those homeowners assessing the \$50 fine for late payment. Second from D. Reichers. Motion passed.

J. Cooper distributed handouts of our bank account balances and utility update.

Savings acct: \$566.21
Checking acct: \$12,326.32
CDs (3 accts): \$15,998.46
Total: \$28,890.90

One CD matures on August 29, 2024. E. West moved to give J. Cooper permission to renegotiate another CD for these funds. Second from D. Reichers. Motion passed.

New Business

1. **Security/Vandalism** - The board discussed a recent vandalism incident in the neighborhood and if there was anything the neighborhood/HOA could do to discourage this type of behavior. Consensus was that security would be the responsibility of each homeowner in the form cameras, ring doorbells etc. Of course, we can all keep our eyes open for anything out of the ordinary.
2. **Disbanding HOA** – Disbanding the HOA was a suggestion sent in with a dues payment. The group discussed what that would mean and concluded there was no interest in disbanding.
3. **Covenant Compliance** – J. Cooper has spoken with 3 homeowners regarding commercial vehicles parked in their driveway or street. All 3 said they are working on it. Other covenant issues discussed included dogs barking, owners not picking up after their pet, cats roaming the neighborhood, and empty lot facing Black River needs mowed. D. Reichers also inquired as to

when or how often the retention ponds are to be mowed. He stated the one behind his home is currently pretty tall.

4. **Retention Pond Transfer** – Neither J. Cooper or our attorney, J. Benson, have heard from Mr. Bock regarding the transfer. J. Benson will contact his attorney again. J. Cooper will also follow up.
5. **Entrance Pavement** – The board discussed the sorry state of the pavement when you turn in to the neighborhood. Numerous potholes of varying size all over making it hard to avoid any of them. J. Cooper will contact the city to see if they will come out and fill. The Board also authorized J. Cooper to purchase some cold patch, if necessary, with maximum funds available of \$200. D. Reichers offered his assistance in filling the holes also.

The next meeting of the board will be on January 30, 2025. The Annual HOA meeting date was set for March 27, 2025.

The meeting was adjourned at 6:55 pm.