**10/9/2022 SEHOA Annual Meeting**

**Location: DeVincents’ Field**

**Attendance and proxy vote notations taken by sign in sheet, to be provided by Julia.**

**Called to order 4:03pm**

**Financial Reports**

Note from Julia concerning group review of the financial reports – Bookwise was closed on Friday, we were unable to obtain the reports in time for this meeting. Julia will contact Bookwise Monday morning (possibly Tuesday, if Bookwise is closed in observation of the Columbus Day holiday), email them to everyone within SEHOA for personal review.

**2021 SEHOA Annual Meeting Minutes Review**

Julia looked over the minutes from the 2021 SEHOA Annual Meeting, brought up/discussed the following topics:

* Snow Removal
  + Last year, upped the snow removal set aside to $10k
  + Current snow removal company only charges for each plow and each salting – no retaining fee/upfront charges
  + Still have 1 year remaining in contract
  + If anyone would like to propose a new snow removal company, please do the leg work of obtaining a quote and all associated information, and present it to the SEHOA board
* Road Repairs
  + Recent quote from Barry for the section of Eclipse that is a mess
  + Last year’s estimate was $80k for concrete
  + Julia requested that anyone with any contacts to please get quotes for this work
  + Amanda and Tracy received a quote, will send it to Julia, to re-work from the top of Eclipse to just past their driveway, including curbing. $22k
  + Once Amanda and Tracy provide that to Julia, a special meeting will be called to review and vote on accepting/moving forward with work
  + Kelly brought up the topic of installing drainage in front of the Gazaway property. Action to contact Barry for a quote
  + Tracy voiced opinion of Barry’s work – that it is overpriced and not up to par
  + John M. requested quotes for drainage on Eclipse as well; multiple properties get tremendous amount of water when it rains
  + Action – Check with Buck Dunn’s son-in-law
  + Action – get quote from Barry
  + Action – anyone else with contacts, request quotes
* Additional Lots behind Eclips
  + Rod is planning to clean the lots up and sell them
  + There are 2 remaining lots that will be part of the neighborhood
  + Rod is not personally going to build/develop them
* Housekeeping
  + Letters sent to property owners that have excessive junk/trash, unlicensed vehicles, unruly vegetation, etc.
* Overdue dues
  + Worked with those with overdue dues
  + 2 homeowners still severely behind
  + Liens against both of those houses
  + Worked with these homeowners on payment plans – still not being paid

**2022 agenda**

Dues

* After receiving and reviewing financial reports, call a special meeting to vote on what our 2023 dues are going to be
* Proposal heard to “meet in the middle” on the dues – instead of $600 or $900, it was proposed to consider $720 for the year
* We want to be able to start improving our roads, but without a special assessment

Housekeeping

* Board will continue to send out letters

Special events committee

* Call for volunteers to run this committee
* Suggested events: Halloween, Easter Egg Hunt, Yard Sale, Cookout, etc.
* Bob M. volunteered to handle planning for the Yard Sale
* Amy Gibson voiced interest to Julia
* Stacie Foust voiced interest to Kelly
* Erica Volunteered to participate, but not lead

Covenants

* Bob reported this is still a work in progress
* Started talking to Jeff Arnette concerning rewrite of our covenants
* Mr Arnette laid out likelihood of complications
* Bob wanting to change them to incentivize good behavior, stressed that they are not being updated to create a “police state”
* Agreement from homeowners is the anticipated future hurdle
* Discussed that the antiquated covenants will renew themselves for 10 years at a time

Mailboxes

* Some of the mailbox stands around the neighborhood are in severe disrepair
* Per Julia, cost of the materials to repair/replace will be on the HOA
* Action – seek volunteers to replace the mailbox stands with HOA purchased materials
  + Potentially Jeff DeVincent

Fireworks

* Much discussion ensued concerning personal firework displays within the neighborhood and their effects on pets, children, elderly, and properties
* Action – SEHOA board will send an email leading up to fireworks holidays respectfully asking residents be considerate with their personal firework displays - to limit it to the holiday and not the weeks preceding and following the holidays as well as sending a courtesy email or facebook post to the neighborhood so arrangements can be made for those who may be frightened or severely annoyed by the displays.

HOA Board Members

Requested nominations for the SEHOA board members and voted; following are the board members fro 2023:

* President: Julia DeVincent
* Vice President: Bob Stevenson
* Secretary: Tricia Shaffer
* Treasurer: Bookwise with Bob Mancino
* Sergeant at Arms: Fred
* Webmaster: Michael Lemasters
* Special Project Manager: <no nominations or volunteers>
* Eclipse Street Representative: John
* Meteor Street Representative: Troi
* Aurora Street Representative: Colby and Erica
* Solar/Corona Street Representative: Brenda

Upcoming Special Meeting

Reiterated the need for a special meeting in the coming month to determine 2023 dues after receiving the following information

* Current financial reports from Bookwise
* Quote from Amanda and Tracy for roadwork on Eclipse
* Any additional quotes for upcoming proposed roadwork

Neighborhood Safety

* Lighting
  + Fred mentioned how dark the neighborhood can be when everyone doesn’t have a porch light or other outdoor light on. He does a ‘drive through’ of the neighborhood on his way home from work nightly. One of the easiest ways to deter a theft or trespasser is to have lights on, better enabling them to be seen by a passer-by.
* Unusual cars
  + If you encounter an unfamiliar parked car in the neighborhood, ask them if you can help them find someone/something. This may bring to light if they are there for nefarious reasons or simply need assistance locating a neighbor
* Trespassing
  + You must tell someone they are not permitted to be there in order for the police to cite someone with trespassing – please do this prior to calling the police
  + The roads in Sunshine Estates are private property – we are all empowered to tell someone they are not permitted to be here
* Traffic
  + Discussed whether or not speeders are still a problem within the neighborhood. Primary place of issues was noted at the top of Corona. That turn is “an accident waiting to happen”.

Meeting adjourned at 5:08pm