

## ***Hills of Childress Creek HOA Meeting***

***5/8/2018***

Attendees: Scott Bowers, Bubba Galvan, William Gibbs, Andrew Hermes, Rick Hines, Corey Bass, Jerod Jones, Don Perkins, Brett Evins, Chris Sheppard

Call to Order: Scott called the meeting to order at 6:07pm. Rick opened the meeting with a prayer

### **New Business:**

1. Neighborhood BBQ that was originally rained out, has been rescheduled for Saturday October 20, 2018. Costs incurred to date are to be reimbursed and new planning activities will be re-addressed in time for the October event.
2. Paula Bradburn has submitted her resignation from the HOA administrative position. Discussion regarding her pay, the storage of vital HOA documents, and list of her duties was held. It was decided that HOA documents will continue to be housed at Bentwood Realty. Possible replacements were discussed and these individuals will be contacted.
3. Restrictions – General discussion regarding clarity of restriction wording, the importance of adequate notification to new buyers at the time of closing and reiteration of enforcement procedures to commence after formal written complaint is provided to board.
  - a. Two formal complaints received by the board relate to violation of storing camper/travel trailer at residence. Form letter notification to be mailed to homeowner along with copy of restrictions.
  - b. Further discussion regarding the use of “For Sale” signs and specific wording in the restrictions as to whether it relates to all lots including home or vacant lots only. Rick to verify with attorney on specific definition.
  - c. HOA enforcement steps of restrictions violations were reviewed and identified as:
    - i. Formal written complaint received by Board
    - ii. Form letter sent from HOA to homeowner requesting solution and timeline
    - iii. If not resolved timely, formal letter from HOA attorney to homeowner
    - iv. Further enforcement includes lien being placed on real property at the dollar amount set by the judge.

### **Old Business:**

1. Update provided on legal action resulting from violation of use of metal building as a residence. It was resolved that \$2500 will be received from homeowner to HOA to offset legal fees the HOA has incurred. Proper notification will be provided to potential buyer of this location and current owner has agreed to not use as a residence.

### **To Do Tasks:**

1. Reimbursement to Rick Hines for portable toilets planned for BBQ.
2. Reimbursement to Scott Bowers for inflatable rental
3. Reimbursement to Don Perkins for band
4. William Gibbs to contact first candidate regarding Paula replacement
5. Rick Hines to verify with attorney regarding language of For Sale sign restrictions
6. Form letters sent to 2 homeowners for restriction violations
7. \$2500 to be received to offset legal costs

At 7:32pm, motion was made by Rick Hines for adjournment and seconded by William Gibbs.