

HAWTHORN VILLAGE HOA BOARD MEETING

Meeting Date: 11/14/22 in person

Present: Nancy Parrott, Mark Poole, Rick Torrence, Shevi Beketic, Sydney Farris, Stan Kelley, & Michael Biddinger with MBRE

Homeowners: Kathy Brigham

Nancy Called the meeting to Order @ 6:05 pm

Approval of October Meeting Minutes: October minutes were reviewed/amended. A motion for approval was made by Sydney & seconded by Rick. Unanimously approved.

Financial Report: Michael gave the financial report. Sydney moved to accept the financial statement. It was seconded by Mark and approved by all.

Old Business:

- Lengthy discussion regarding the CC & R revisions & changes. Particularly, rental property restrictions. Mainly to simplify, clarify and remove some items. Discussion re: current rentals being grandfathered in, fines for noncompliance, 90 day maximum to re-lease property. Kathy Brigham provided input about the rental market, owner & renter responsibilities. Mark moved that the CC & R revisions be sent to the attorney to prepare for presentation to the HOA. This will be paid with funds from the HOA. Stan seconded the motion. Approved unanimously.
- Status of East Fence Gate Revision: First company said job too small, declined. Discussion to find handyman that could address this issue, Michael said they have hired a new employee who may be able to do it. His name is Justin, and he will check with him.
- Parking of commercial vehicle in street. Was letter written? Change the CC & R to restrict all commercial vehicles? Many residents continue to be disgruntled.
- Lawn Service bids: Amanda is checking per Michael. Separation of services i.e. lawn care, fertilization/weed control, & irrigation.
- Monthly Work log. Michael forgot to bring the ones Amanda has worked on.
- Plat of the Hawthorn Village Lots: Michael will get us these.
- Rules & Regulations of other HOAs: Michael will get for us.
- Fence Identification & Differentiation: Boundary fences, shared HOA & homeowner fences & homeowner fences. Board will walk the neighborhood with plat maps and mark exact locations of aforementioned. Burden of cost of staining and/or repairing. Will address these by Rules & regulations. Norrington homes' fences gaps at bottom on Kavanaugh. Surplus of 5 gallon containers of stain could be sold to homeowners who want to stain their fences. Mark will let us know how many are for sale and the cost.
- HOA Directory: Ready to go to printer. Discussion re: format, listing of homeowners only

New Business

- Johnnie's Socials: Mark to be out of town for Jan & Feb. Needs help with taking over this task. Discussion and rest of BOD will assist with sign placement, coordination of notice.

The next meeting is scheduled for December 12, 2022 @ 6:00pm

Meeting adjourned at 7:45pm

Respectfully Submitted,

Sydney Farris, Secretary