

April 17, 2016 2:30pm @ the Heritage Farm Pavilion: Total Attendees - Doug Fulton, President of the POA, called the meeting to order. Doug kicked off the meeting with a summary of where we are, as a board, and why we convened for the meeting. Doug introduced board members in attendance, as well as former board members and volunteers who continue to volunteer on various neighborhood projects (Mike and Patsy Culp, Todd Wright, Kerry Murphy, Robert Gage, etc...)

- Doug introduced all new neighborhood residents....approximately 10 new residents.

- I read the meeting minutes from the previous meeting.

- Kay Ruch made a motion to accept the minutes and Frank Baptist seconded that motion. The minutes were accepted.

- Frank Baptist answered several questions regarding the Alcoa Rd Project (roundabouts, turning right out of Emerald Valley, etc...)... There will definitely be a roundabout at Alcoa/Boone Rd. The second proposed roundabout, by the entrance to Emerald Valley, is still up in the air.

- Frank expressed that MetroPlan is behind the roundabout and the design of the Alcoa Rd project. He expressed some concern about the end result and potential flooding, etc...

- Frank also discussed the concern about West Nile Virus this summer. He also talked about dilapidated property and that the city of Benton is working to get this cleaned up.

- Doug called on Sherry Gage to give the Treasurer Report... A motion was made to accept the report, it was seconded and the report was accepted.

- Doug then called on Kay Ruch to discuss the POA dues report. Kay stated there is currently \$14,435.74 in past due accounts (2 accounts are over \$2k each, another 4 are over \$1k each, the others are all under \$1k each). We have eight current residents who have rectified their account but still have 14 who we hold liens on their property. All liens being sent by certified mail and you are put on notice. All POA dues are due by June 1st.

- Kay talked about the complaints we have received about the house on Clover Hill with the boarded up garage. That house will be up for auction this month and will hopefully sale and then be occupied by a new resident.

- A question was asked about how many accounts we had to write off.... Doug explained that we DO NOT write off any past due accounts unless we have to legally.

- Kay spoke about the upcoming Heritage Farm garage sale... It is this Saturday 4/23 from 7a-12p. Kay talked about the advertisement of the garage sale, the neighborhood map, and the

pickup of any items residents wish to donate (Civitan / Goodwill). Kay warned of random people coming by and picking thru your stuff and messing up your yard.

- Kay then discussed pool keys. If there is a resident that does not have a pool key, one will be issued. If you lost your key it is \$40. If you have an existing key fob, we can update it remotely or will be happy to meet you at the pool house to update.

- Doug then addressed the issue with the pool. Doug spoke first about the people, Robert Gage, Mike Culp, Steve Ruch and OceanWave that help maintain the pool. Doug then spoke about noticing a settlement issue with the pool. The board immediately contacted OceanWave and they explained their was an issue. The board then contacted Philip Lewis, PE (Structural Engineer) and they xray'd the pool and brought in people to examine what the issue was. They have determined the ground has swelled up in places and began to sink in places, causing a crack in the pool and pool wall. Doug talked about the engineers getting prices from several contractors to make all needed repairs. We are hopeful the pool will be repaired and open by Memorial Weekend but have no guarantee this will happen. We will have a report back this coming week and then will start the process to make the right decision in hiring a contractor. With a HUGE focus on the warranty of the pool. The timeframe on construction completion will be greatly affected by the weather.

- Doug expressed that he had quite a few emails about the issues with the pool and concern about the POA dues being raised. We are committed to being fiduciarly responsible for the HFPOA funds. It is our goal not to raise dues or issue a special assessment to make the needed repairs. Robert and Doug talked about kids playing in the pool, while the pool fence is removed for construction.

- Doug talked about compliance within the neighborhood. He explained that a letter was sent out with the 2016 POA invoice discussing compliance. Doug then spoke about what our Bill of Assurance could and could not do! Doug then talked about the board meeting with our attorney and explained that moving forward all compliance issues, that residents refuse to correct, will be taken to litigation. Doug talked about each of the residents holding their neighbors accountable and making others aware that they are not compliant.

- We had several residents ask questions about compliance... A car business being operated on Wildflower, an excessively barking dog on Bay Meadow, and speeding throughout the entire neighborhood. Doug then talked about residents parking on the sidewalks. This is a city violation and should be reported to the police. Frank Baptist then discussed that the city will be setting up speed traps within the neighborhood.....but they are wanting to complete the Alcoa Rd project first. Frank then talked about calling the Chief of Police, if you are not getting the response you feel like is warranted. Frank gave the direct phone number to the Chief.

- Doug then encouraged all residents to join the Next Door app. and get involved with the community.

- Joe Grant asked about getting gates for the neighborhood.... Frank Baptist explained that was completely up to the POA board and was not mandated by the City. This is something Frank Baptist and Doug are going to explore further.

- A resident expressed several lights being out and Doug got the lights fixed last week!

- A resident expressed concern over a house on Evergreen that has an out building. The resident is supposed to send the address to the board, so we can investigate.

- Doug then called the meeting to a close at 3:56pm. We got a motion to adjourn, it was seconded and we concluded the meeting.