

Legacy Grove Homeowners Association

Meeting Minutes August 3, 2009

I. A meeting of the Legacy Grove Homeowners Association was called to order at 7:00pm on August 3, 2009 by John Martin.

II. Present: John Martin and HOA Committee chairs (or designees)

III. **Approval of Minutes**

Jennifer Tharpe made a motion to approve the Minutes of the June 23rd, 2009 meeting.

Frank Baumgardner seconded and the motion passed unanimously.

IV. **Reports**

a. Developer Report

John Martin is not part of the developers. The 3rd phase infrastructure has begun and is expected to be completed in September 2009. The 3rd phase will contain 22 lots. Further development depends on the economy.

b. Financial (Budget Report)

Financial information can be obtained at www.legacygrove.com

c. Committee Reports

Covenant Committee

No report given

Communication Committee

Legacy Grove website www.legacygrove.com has been updated. New homeowner WELCOME PACKET has been completed and will be given to the Board Members for approval when they are back in town. Voting procedures have been defined and are as follows:

One vote will be allowed per household. For those eligible to vote at the meeting the election process will be by secret paper ballot. If you can not attend the meeting you may still cast your vote by filling out an Absentee Ballot and returning it to a communication committee member or have it hand delivered by a member who is attending the meeting. All absentee ballots must be signed; this is for verification of membership in the HOA and conformation of your eligibility to cast a vote. If you would prefer to cast a secret ballot, then you must show up at the meeting. A ballot without the signature line will be passed out at the meeting for voters who are confirmed members eligible to vote.

Grounds Committee

A letter was sent to the board to address concrete poured last year to allow drainage and run-off from Providence into the ditch on both sides of the entrance. It appears that the drainage is not working.

The sod that was placed around the tennis courts has not been completed to our satisfaction. At the utility box (located across from the entrance to Breckenridge) the sod was only placed behind the box and not in front of the utility box.

A fall work day has been tentatively set for Saturday, September, 19th with a rain date of September 26th.

If driving or walking through the community please pull any weeds you may see.

Pool and Clubhouse Committee The lock to the pool is broken for the third time this year and may possibly require a loan for the purchase of a new one. If a loan is required a vote will be required at a future HOA

meeting. The pool and clubhouse committee have been researching locks; including those used in neighboring communities and a decision is expected to be made in the next week.
Tennis Court signs and rules have been posted.

Social Committee

The July ladies night wine and cheese party was a success.

Upcoming events are: **August-** Ladies night at Kelly's house
September 27 Pool closing potluck 2-4pm
October 3 community yard sale
October 31 Halloween party with hot dogs and Chili cook-off, there will be games, costumes and fun!

It will be held earlier than 5:00pm to allow for trick or treating.

December 5 – tree trimming party

A sign-up sheet for a monthly child play date was available. Please contact the social committee if you would like to participate.

The social committee discussed various fundraising activities to raise money for the committee. One of the ways is a Krispy Kreme Doughnut Sale. If you would like to wake up Saturday morning August 22, to a box of fresh doughnuts contact someone in the Social Committee.

We need help from the men in the community for men's night out activities. Please email your suggestions.

Finance Committee

Volunteers are needed for a new committee which will be in place in 30 days.

V. Old Business

A. Wording for the following amendments was approved and will be voted on at the next HOA meeting on September 14, 2009.

Add to #23. A vegetable garden is permitted in rear yards inside a privacy fence or in a non-fenced back yard such that it cannot be viewed from the street.

Add to #23. Composting (compost area or container) is not permitted.

Add to #23. Holiday lights, holiday flags, holiday decorations and related Material must be removed within 20 days of the passing of the holiday. Any Homeowner in violation will receive a reminder letter stating that they will be cited for violation if said decorations are not removed within 10 days.

Add to 28. All garbage placed at the curb for pick-up must be enclosed in a County approved container or garbage bag. Boxes for similar debris from a recent purchase/gift is allowed to be put curbside on the morning of trash pick-up. No loose trash/debris or open containers (holding loose trash/debris) permitted curbside.

Add to #46. For those homeowners who do not pay their annual HOA fees by January 10th a fine of \$25.00 will be added, and fines of \$5.00 per month after that until the HOA fees are paid in full. This is in lieu of an interest fee.

The following amendments were tabled for wording clarity and will be presented at the next HOA meeting

- i. Add to #40. Window coverings (blinds, shades, curtains, etc.) are required on all windows,

including garage windows and accessory building windows and must be uniform in design. Window coverings are the responsibility of each homeowner and must be installed within 90 days of moving into their home.

ii. **Add to #42.** Homeowners in violation of any Covenant will be notified with a registered letter outlining the violation and be asked to comply. If after 30 days following the receipt of the letter the homeowner has not complied, a \$50 fine will be assessed by the Covenant Committee.

If after 30 days following the assessment of the fine the homeowner has failed to pay the fine and comply with the Covenant, notification will be sent to Lawyers representing Legacy Grove HOA and legal action will be initiated as specified herein.

B. Establishment of quorum present or in proxy

- A** Per the existing covenants, 51% of the home owners must vote yes for a change to be enacted to the covenant.
- B.** 25% of homeowners must be present at meeting.

VI New Business

- a. Window Unit Air conditioners - per existing covenants window air conditioning units are not allowed.
- b. HOA Meeting frequency - A motion was made that until everything is worked out with the covenants, pool, and HOA infrastructure that we continue meeting every six weeks - motion passed.
- c. Commercial and Private Vehicle Street Parking - Nothing currently in covenants that addresses issue of on street parking.
The covenant committee will meet to discuss changing a current amendment .
- d. Swim time - A motion was made by Jennifer Tharpe to change pool hours for a trial basis for the remainder of the pool season to 5AM – 10PM. Ropes will be subject to be removed from 5AM until 9AM. Seconded by Kelly Hartley.

VII Adjournment:

Meeting was adjourned at 9:00. The next general meeting will be at 7:00 on September 14, 2009 in the Legacy Grove Clubhouse.

Minutes submitted by: Kathy Baumgardner

2009 Meeting Agenda

September 14 at 7:00 p.m.

- I. **Call to Order:**
- II. **Introduction:**
- III. **Approval of Minutes,** August 3, 2009 Meeting

IV. **Reports**

- a. Developer Report
- b. Financial (Budget) Report
- c. Committees Report
 - i. Covenant
 - ii. Communications
 - iii. Grounds
 - iv. Pool, Clubhouse, Playground, and Tennis Court Committee
 - v. Social

V. **Unfinished (Old) Business:**

- a. **Establishment of quorum present**
- b. **Voting**

Each household may cast one vote for each amendment. Votes will be tabulated after the meeting by the Board of Directors. The results will be published in the minutes of the meeting.

i. Add to #23. A vegetable garden is permitted in rear yards inside a privacy fence or in a non-fenced back yard such that it cannot be viewed from the street.

ii. Add to #23. Composting (compost area or container) is not permitted.

iii. Add to #23. Holiday lights, holiday flags, holiday decorations and related material must be removed within 20 days of the passing of the holiday. Any home owner in violation will receive a reminder letter stating that they will be cited for violation if said decorations are not removed within 10 days.

iv. Add to #28. All garbage placed at the curb for pick-up must be enclosed in a county approved container or garbage bag. Boxes or similar debris from a recent purchase/gift are allowed to be put curbside on the morning of trash pick up. No loose trash/debris or open containers (holding loose trash/debris) is permitted curb side.

v. Add to #46. For those homeowners who do not pay their annual HOA fees by Jan 10th a fine of \$25.00 will be added, and a fine of \$5.00 per month after that until the HOA fees are paid in full. (This is in lieu of an interest fee).

c. Discussion of wording for the following amendments

i. Add to #40. Wood toned or neutral colored window coverings (blinds, shades, etc.) are required on all 1st floor windows, including garage windows and accessory building windows that are visible from the street or common grounds area, and must be uniform in design for each area (i.e., garage windows would all have same color of coverings). No blankets, rugs, flags, paper or similar materials not typically designed for window treatments are permitted. Window coverings are the responsibility of each homeowner and must be installed within 90 days of moving into their home.

ii. Add to #42. Homeowners in violation of any Covenant will be notified with a registered letter outlining the violation and be asked to comply. If after 30 days following the receipt of the letter the homeowner has not complied, a \$75 fine will be assessed by the Covenant Committee. If after 30 days following the assessment of the fine the homeowner has failed to both pay the fine and comply with the Covenant, additional fines of \$100/week will be levied until the homeowner is in compliance with the Covenant. In addition, a notification will be sent to Lawyers representing Legacy Grove HOA and legal action will be initiated as specified herein.

d. Commercial and Private Vehicle Street Parking

Covenant committee discussing possibility of changing a current covenant.

VI. New Business

VII. Homeowner Questions/Concerns

VIII. Adjournment