

**Meeting of Planters HOA Board of Directors
March 14, 2023**

The March 2023 meeting of the Planters HOA was brought to order by AJ Wilson, Vice-President, at 6:42pm.

Board Members	Present	Absent	Board Members	Present	Absent
Frank Pratt	X		David Van Hook	X	
AJ Wilson	X		Clay Gentry	X	
Angie Clouse	X		Dee Dee Langston	X	
Christie Breedlove	X				

Tasha Jenkins, Resident Manager, was in attendance (via phone.)

Approval of minutes from the January 2023 HOA Board Meetings. Clay Gentry made a motion and Angie Couse seconded. None opposed. Minutes approved.

ACC Report

Date Submitted	Address	Request	Status	Notes
01/09/2023	29 Colonial Cir	storage building	Approved	
01/17/2023	45 Colonial Cir	new roof, exterior paint, fence	Approved	
01/21/2023	120 Colonial Cir	paint exterior	Approved	
02/07/2023	10 Windsor Trace	expand fencing, replace deck and add cover	Approved	

Activities

- No Report

Budget

- No Report

Building and Grounds

- Frank Langston has been asked to install new swings at the playground on Priority Club Drive, as discussed at a prior board meeting. He is just waiting on the swings from Frank Pratt to replace them.
- Discussion of pressure washing the playground equipment. Frank Langston will pressure wash.

Management

- January: 24 hours, no deposits held.
- February: 40 hours, no deposits held.

Welcoming

- Angela & Michael Deloe 10 Kayla Court
- Roy Farrell Ray 19 Prestwick Loop
- Mary Stapleton 45 Colonial Circle
- Kelly & Maxwell Currie 120 Colonial Circle

Nominating

- No current vacant Board positions

Treasurer:

- As of 01/31/23:
 - Checking: \$28,072.53
 - Savings: \$50,025.42 (Interest: \$6.38)
 - Tasha will send February bank balances.

Violations:

Homeowner	Address	Reason	Status	Letter Sent
Mulkey	50 Planters Dr.	cars parked in yard	Closed	2/20/23
Underwood	58 Planters Dr.	dump truck in driveway	2/25/23	Letter Sent
Pratt	103 Planters Dr.	window air unit	2/15/23	Letter Sent

Old Business:

- Discussion of the necessity of playground inspections. As HOA we can place Use at your Own risk signs at all playgrounds. We can reiterate it is private property.

New Business:

- Vote to increase the annual assessment from \$350 per year to \$495 per year (effective on 07/01/2023), per the vote of the homeowners at the Special Meeting on 02/06/2023. Angie Clouse made motion to increase dues and Clay Gentry seconded. None opposed. Passes unanimously.
- Minutes from the October Biannual meeting
- Discussion of matters that were discussed at the Special Meetings to increase the minimum annual assessment:
 - Discussion about providing more detailed profit and lost statements to homeowners at the biannual meetings.
 - Discussion of using a collection agency to collect delinquent assessments. This has been tabled for now.
 - Discussion of soliciting bids for large contracts (e.g. landscaping, pools) on an annual basis. Open bids in the summer.
 - Creating a list of vendors, to inform homeowners which companies/individuals have been awarded contracts for landscaping, pool

maintenance, cleaning of the common areas, etc. We will place vendors on our website.

- Improvement of the appearance of the front entrance to the neighborhood.
- 2023 opening and closing dates for the pools:
 - Discussion of opening the pools earlier and/or closing the later, due to increased revenue from the increased maximum annual assessment?
Discussion was to leave pool open date the same.
- Discussion of offering homeowners the option of paying assessments via. a credit card:
 - Total delinquent assessments= \$34,766.86 (as of 01/05/23)
 - Merchant fees for credit cards currently range from approx. 1.5% - 3.5%;
 - Approx. \$3,300 to \$7,680 per year in fees, assuming **all** homeowners paid with a card.
 - If approx. 10% of homeowners with outstanding dues paid their delinquent assessments with a credit card, this would offset the 1.5% (\$3,300) fee.
 - If approx. 23% of homeowners with outstanding dues paid their delinquent assessments with a credit card,, this would offset the 3.5% (\$7,680) fee.
- Problems with trespasses littering and using the common area parking lots in other matters that are inappropriate. No trespassing signs will; be worded appropriately and placed.
- Tasha will get a quote for repair of broken weights.
- Agenda for the Biannual HOA membership meeting on 03/28/2023.

Adjournment

- Angie Clouse made motion to adjourn meeting and AJ Wilson seconded motion. None Opposed. The meeting was adjourned by Frank Pratt at 7:43 PM
- The next Board is scheduled for 04/11/2023 @ 6:30 PM.