

## **2019 Annual Meeting Updates**

**Newly Elected Board of Directors-** Chris Chappell, Christina Burchard, Dante Scaife, Gianna Zilm, Lorie Twellman, Shawn Riley

**Voting Member Results-** Village A: Chris Chappell, Stacey Gilmore, Curtis Lee\*, Heather Lemon, Gianna Zilm

Village B: Lorie Twellman, Shawn Riley

Village C: Nathan Francis, Matt Kuelker\*

Village D: Ashley Matthews, Dante Scaife

Village E: Nathan Bibb, Christina Burchard

\*Please note these individuals have resigned as voting members after the annual meeting was held.

**Updates from Councilman Nathan Bibb-**Construction will begin soon on a new office building on the plot of land in front of the condos where the trailer was formerly located. The company, Dynaflex, is a tech company and has been working with the city council to limit the impact they may have on the neighborhood. Councilman Bibb also informed attendees that a petition to get the back entrance to the trailer park closed will be spearheaded by one of our board members. Residents in Pine Oak have shown interest in having this entrance closed as well. There will be more to come on this.

## **2019 Accomplishments/Updates**

**Phased Rowhome & Townhome Painting-**Board approved a 5-year schedule for painting of the rowhomes and townhomes. The schedule can be found on the community website at <http://villagesatspringhursthoa.com/rowhomes-and-townhomes-paint-schedule-phase-1-5/>.

**Rowhome Alley Repairs-** Repairs were made to alleyways on Wild Oak.

**Reserve Study-**A reserve study involves an outside firm reviewing our financials as well as our buildings/amenities and recommends a plan moving forward to ensure financial stability. The community as a whole is positioned well. The rowhomes are also doing well. They recommended the townhomes monthly assessments be increased to \$165 to begin planning for roofing replacements. Once the final draft has been approved, it will be made available for community review on the website.

**HOA Portal-**Allows owners to access their HOA account, view their balances, make payments, etc. There is discussion about being able to submit Architectural Improvement requests through the portal in the future. This portal is different than the HOA website which is geared towards providing community information.

**Community Events-**Easter Egg Hunt, Garage Sales, Dump Day with pickup from Habitat for Humanity, Pool Party, Dog Swim

**Rezone Front Property-**The Board is working on getting plat finalized to replat property in front of condos next to the old fire station as common ground to eliminate property tax payments.

**Reviewed insurance policy**-Due to multiple fires in the townhomes, our options for community-wide insurance providers were severely limited. The board met with O'Connor Insurance to review their recommendations and the board elected to raise the deductible to \$20,000 and added a \$10 million Umbrella Policy to cover the neighborhood in the event of a major incident. Detailed paperwork was mailed to homeowners explaining the changes in coverage and provided recommendations for owners to speak with their personal providers to ensure they are covered adequately.

**Reviewed Arch Policy**-The policy allows for up to 45 days for the committee to review and approval any architectural request. The board reviewed the process and has streamlined it. We are now able to turn the approvals around in 2-3 days after we receive the request, depending on if there are additional questions the committee may have. Owners will receive email notice of approval to move forward with the request.

**Halloween Event**- The HOA will be presenting The Haunted Hood Extravaganza on October 31<sup>st</sup> which is a home decorating Halloween contest and a costume contest for pets with sponsorship provided by neighborhood small business owners. For more information about the event and how to register, please visit <http://villagesatspringhursthoa.com/event/1st-annual-haunted-hood-extravaganza/>

**2020 Assessments**-There will be no increase to the yearly assessment. There will be no increase to the monthly rowhome assessment. The monthly townhome assessment will be increased to \$135. The monthly townhome assessment has not been increased in a number of years. After review of the reserve study & the amount spent on roof repairs so far in 2019, the board determined an increase was required for us to remain consistent with funding of the reserves.

### **What's to Come in 2020**

Community Garage Sales will be held on May 9<sup>th</sup> and September 12<sup>th</sup>

Community Meeting will be held on April 14<sup>th</sup>

Annual Meeting will be held on October 13<sup>th</sup>. Election process to begin July of 2020.

Board will be researching phased roof replacements in the rowhomes & townhomes

More community events planned by the Social Committee