

Painted Sands Homeowners Association Annual Owners Meeting Minutes

Date: April 25, 2024

Time: 5:30PM

Board Members In attendance: Scott Heagy, Melissa Miller, Taylor Berbert

Other: Kaitlyn Linford (HOA Mgmt)

- Meeting called to order at 5:30pm via Zoom.
- Owners in attendance signed in and those on Zoom were admitted into the meeting and roll call was taken. It was stated that the HOA had met a quorum with 53% of owners in attendance.
- Owners were welcomed and thanked for taking time to attend the meeting. Owners were instructed to update any contact information with Kaitlyn so that HOA records can remain up to date. Those on Zoom should email any changes to contact information to Kaitlyn.
- The 2023 Annual Owners Meeting Minutes were presented to Owners. A motion was made to waive reading the meeting minutes and accept them as is, motion was seconded and all were in favor with non opposed.
- Financials were reported. The Balance Sheet of Dec 31, 2023 was reviewed with Operating balance of \$11,807.28 and Savings Reserve balance of \$10,354.40. The 2023 Profit & Loss was reviewed and stated that the HOA ended over budget on the following expenses: Insurance, Professional Fees, Mgmt Fees (from increased owners), landscaping maintenance, and Savings Reserve (from new move in Reinvestment Fees). Owners were reminded that all Reinvestment Fees will always be transferred from the Operating to the Saving Reserve Account each year. It was also reminded that the Profit & Loss is going to look over budget in a lot of expense categories until building is completed, this is because the budget is built off the number of homes completed and sold at the end of the year not off of what is expected to close. The 2024 Budget was presented to Owners and stated that no changes have been made to the budget since it was sent to all owners the end of 2023. The budget is based off of 57 homes and as of April the HOA is already at 65 homes being sold. Kaitlyn reported categories in the budget that were increased due to more homes selling, things such as insurance, landscaping/grounds clean up are needed to be increased to accommodate the additional homes or areas that open up from developers completing phases. It was reported that the HOA has left the budgeted expense of Property Tax as an expense. The Developers Engineer needs to amend phase 3 plat map. Once this is done the County has stated that the taxes will be removed off the HOA and spread among each Owner. It is hoped that this can be completed before Taxes come due but in case it does not the HOA is budgeted for the expense.
- Insurance: Owners were provided Insurance information for the HOA. It was stated that single family homes are required to insure their home & lot 100% and that Townhome Owners are responsible to make sure there policy meets the HOAs deductible amount and that there policy should also include coverage for personal belongings as the HOAs policy will not cover those. The HOA also holds Directors and Officers Insurance and covers insurance for the Common Areas. Owners of townhomes were also asked if they would prefer splitting their annual insurance assessment up into a monthly fee that would make their dues higher than those of stand alone homes or if they would prefer to continue to pay it in one payment? Many in attendance stated they would like it added to their monthly dues. Kaitlyn will send out a survey to receive further input from Owners on the matter and notify Owners of what is decided.
- Rules & Regulations: Kaitlyn reported that the HOAs landscaper takes care of the common area park strips and the two open drain spaces in the SE of the property and that they have increased there garbage pickup so that they are hopefully kept clean. An Owners asked if Builders are supposed to keep things clean? Kaitlyn reported they are but they also have laws that permit them to store building materials on site which is not always flattering to the eye but that Kaitlyn continues to communicate to them about cleaning up the garbage and debris, especially since the property gets bad wind that blows it around. She will continue to do this as needed in hopes to keep the property as clean as possible. An Owner asked if the Builders are responsible to clean up the tumble weeds? Kaitlyn reported they are required to keep anything from becoming a fire hazard but that does not mean that they have to be completely cleared

out. Kaitlyn also reported that the County does checks on the Development and that if they see a specific type of weed growing they also require that the vendor kill them off as they are a weed that grows rapidly and are required to be kept down, aside from that one type of weed there isn't a lot they have to do to the undeveloped lots. Owners complained that they often get tumble weeds blowing into their property and that they feel it's unfair they always have to clean them up when they come from other lots. Kaitlyn understands this and reported that according to the City, the tumble weeds will get better as more is developed, they won't always go away because that is the nature of the area but they will be reduced. It was asked what can be done about the weeds in the Open Spaces that become tumble weeds. Kaitlyn reported that right now weeds are kept back from the sidewalks and that because there is so much rock they do get less growing in those spaces but that from time to time that will happen and again there isn't a lot that can be done given the area. Owners were also reminded of the HOA parking rules, specifically with trailer parking as this has been an issue in the Community. They were also reminded of the garbage can placement rule. An Owner asked for this rule to be clarified. Kaitlyn read the Rule and stated that garbage cans after pick up time have to be placed in the Unit garage, behind a fence or on the side of a Unit back out of street view. An Owner stated that one of their neighbors got a ticket on trash day for having it in front of the garage and is that not okay during the time frame allotted. Kaitlyn answered that storing a trash can in front of the Unit is never okay no matter what time frame. The trash can either be at the street for pick up or must be in its proper stored location and that is all. Owners reported that sometimes they bring in neighbors trash cans because they can sometimes blow over. Kaitlyn stated that is very kind but that they would need to be placed in the correct place to avoid a violation. Owners were also reminded that dogs must be in there fenced area or on a leash and in the care and control of their Owner. Owners reported that this matter has been an issue, specifically with one dog in particular and that they have tried to speak to the Owner about correcting the matter. Kaitlyn asked the Owner to get her the information and a 1st Warning Notice can be issued to assist in resolving the matter and that it is great when Owners want to speak to each other about issues but if they go unresolved that she is there to assist.

- Architectural Changes/Owners Responsibility: Owners were reminded that they need to any change to the lot or the home are required to be first submitted for review and approval before any change can take place. This is extremely important as it is needed to verify that the look and curb appeal of the Community stays consistent.
- Owners Discussion: An Owner asked if the Developer was going to put up a Community Sign. Scott Heagy answered that he was not aware if that was a part of the agreement and that it would have to be checked on. Kaitlyn can check with the City. Owners suggested that if a sign does go up that the HOA place it where graffiti was done on the brick at the entrance. An Owner asked if they would be planting more trees and bushes and it was answered that at this time they were only planting trees along the park strip. An Owner asked if the City turns off the water to the lots for landscaping. Kaitlyn stated that she was unsure of this and that the Owner would have to check with the City. An Owner asked if the HOA could do a group me to communicate with one another, especially when they do Community get togethers. Kaitlyn answered that they can but that it would not be an HOA related chat and that an Owner would have to create the chat themselves. Owners had nothing further to discuss.
- A Motion was made from the floor to adjourn the meeting, motion was seconded and all were in favor with none opposed. Meeting Adjourned at 6:58pm