

**Second HOA Meeting of the New Board - November 13, 2019  
6pm-8pm**

AGENDA

1. Review of previous resolutions, proposals and actions..
2. Review of current ARC requests, esp solar panel use and installation, and when board member has an ARC request, ARC committee
3. Review of current violations of CCRs and Solar Panel Installation
4. Social Committee establishment and responsibilities
5. Discuss HOA Newsletter format - paper and electronic
6. Review of HOA Directory Inclusion Form, and delivery
7. Review of topics for Don at December Board Meeting
8. Permanent sign installation at neighborhood entrance - part of social committee

1. PREVIOUS RESOLUTIONS, ACTIONS, PROPOSALS

- decide person to investigate garbage cans/dog waste cans and installation - Mara
- off duty officer for neighborhood - Maureen

2. ARC COMMITTEE RESPONSIBILITIES

- There should be five ARC committee members - folks volunteering: Tyler Campbell, Bob Williams, Christopher Healy, Renee Miller - Dave will contact each person to formally form the committee
- HOA president will be 5th committee member to provide a link between ARC committee and HOA board
- First responsibilities will be to address solar panel installations, storage shed specifications, garbage can alcove/enclosure specification, fence specifications

3. CCR VIOLATIONS & ZONING ORDINANCES FOR SOLAR PANEL INSTALLATION

- HOA is allowed to restrict use of solar panels in a neighborhood if the panels will be visible on the facade/roof from a public street
- most of CCR violations are due to overgrown shrubs in front yards and garbage cans being visible from the street
- Board agrees that current CCRs need to be updated to reflect current trends
- Board agrees that changes in bylaws/CCRs are needed to address many violations and future plans of homeowners such as solar panel installation

4. SOCIAL COMMITTEE RESPONSIBILITIES

- There should be five Social Committee members - folks volunteering: Ellen Stanley, Jayne Miller, Danette, Melissa Grubb - Danette will contact each person to formally form the committee
- HOA Treasurer will be 5th member of social committee to provide link between social committee and HOA board
- First responsibilities will be to organize holiday decorations for the neighborhood entrance, purchase/install permanent neighborhood announcement signage
- organize charitable donations/collections, welcome baskets for new neighbors, block parties, neighborhood garage sale,

#### 4. FORMAT OF NEWSLETTER

- Newsletter will connect HOA Website address, Facebook page, [providencearbours.com](http://providencearbours.com) blog and cedar management HOA page
- Social column, newsletter joke, “dear HOA”, “meet and greet”, advertisements to supplement costs of printing paper copies, “did you know”, social events, announcements of meetings

#### 5. TOPICS FOR DON

1. policy resolutions - were these voted on by the required 2/3rds of the HOA members as is required in the bylaws?
2. ask him what other HOAs are doing with regard to solar panel installations
3. how can we update the definition of “violations” - creating more clarity?
4. clarify when Cedar Management acts on violations and when are letters sent out to homeowners?
5. what is policy in HOA for cutting down and chopping/pruning of trees?

#### ACTIONS

- Most Important: CREATE/DRAFT PROPOSALS for bylaws updates including “policy resolutions #3 and #4” enacted by previous board
- most recent ARC request was approved
- approved edited version of directory form that will be handed out to all Homeowners
- Danette, Mara, Maureen and Carey - we will split the neighborhood in 4 sections and distribute forms to individual homes
- deadline for completion is December 18th
- ask for volunteers for social committee as directory forms are distributed throughout neighborhood
- reminder to neighbors/neighborhood that there are NO solicitations in this neighborhood
- further investigate the city/municipal ordinance regarding solar panels - how is “reasonable use” defined?
- invite Mark Weber to our meeting to talk about social media, website and links to newsletter

Next HOA Board meeting will happen on December 18th at 10609 Providence Rd. 6pm-7pm