

Notes from Meeting January 10th, 2023 HOA Board Meeting

Held at Allison Grant's house

Present board members: Tim Arkfeld, Allison Grant, Danette Lomax and Greg Abbot

Introduction of Members and Board Philosophy

Allison G called the meeting to order and everyone introduced themselves. Tim A and Allison G are returning members to the board and shared board processes with the new members Greg A and Danette L. Danette L has previously served on the board a few years ago. Tim A and Allison G shared the fact that the previous board worked together to interpret and enforce the neighborhood CCRs to the best of their ability. It has been a challenge due to issues with vagueness and also antiquated rules in the CCRs.

Financials

Tim A shared the current status of the PA operating account. We currently have \$48,680 in the account and we are in a healthy situation as we are expecting \$47,955 in dues to be collected in the first quarter of the year.

It was pointed out that the landscaping contract for this year went up about \$1200 dollars from the 2022 contract. We have been happy with this company for landscaping and we are going to see how the year goes with their service. We are going to talk with other companies in the 4th quarter to get quotes for what they can offer us in 2024. Allison said that she would also check with the landscaper to see what the plan is for the beautification of the medians on Providence Arbours Dr and Wynyates that have been looking a little sad.

Architectural Review Committee Liaison

Tim A has taken over a spot on the ARC committee and has become the liaison between the board and that committee. Tim shared that there was a recent request by a homeowner for installation of a hot tub and paver patio on Breamore Dr that was approved by the board.

Violations

The board discussed each violation that was reported by Cedar. There were a large number of "dirty driveway" violations which was a new type of violation from Cedar that we haven't seen on recent reports. We noted that CCRS do not specify any expectation for driveways. So it was decided to monitor these situations. The board is going to wait for the next violations report from Cedar prior to sending any out to homeowners.

Social Committee Updates

Allison G is the social committee liaison. She reported that the committee does not currently have any events planned aside from the annual Easter egg hunt at the park. It was discussed that there are currently two Facebook pages that we direct homeowners to "Providence arbours Community" and "Providence Arbours Social" Allison was going to inquire with the page owners to see if it is possible to merge these pages into one?

Community Concerns

Two community members have submitted concerns to the Board about observing teens at the park late into the night. Neighbors would like for us to explore options to prevent teens from feeling the park is available after hours. Alison G lives across from the park and has noticed this issue as well. The neighbors that submitted concerns offered several solutions: change the park signs that say the park closes at dusk and change them to specific hours; reprimand the parents of the teens we identify at the park; install new lighting at the park to correct the dark areas; create a neighborhood watch group that could respond to park nuisances; install fencing around the park. The board discussed and considered all of these options and decided that two solutions stood out and could be implemented. Greg A offered that he knew of some LED light installations that could help us light up the dark areas. He is going to share these with the board. Greg also offered to head up the formation of a neighborhood watch team that could respond to issues in the park and even other areas of the neighborhood. Allison G will post a call to action on the neighborhood info board at the park.

In addition to the park concerns the whole board agreed that an effort needs to be made this year to bring updates to the antiquated and vague CCRs. Greg A has volunteered to begin the suggestions of edits and we will provide these ideas to the Cedar Management attorney. We request assistance from the attorney to guide us in implementing these changes.

Neighborhood Improvements

The board discussed the many improvements that were completed last year. The most recent addition is the deck box that has been installed at the park. Thank you to Tim A for building and installing the box. We all decided that the only improvements we want to focus on right now are illuminating the park.

Appointment of Officers

The group discussed what positions they would all be best suited to fo the 2023 year. It was decided that the positions would be as follows:

Allison Grant-President
Tim Arkfeld- Vice President
Greg Abbott-Treasurer
Danette Lomax- Secretary

Meeting adjourned

Next meeting scheduled for February 23rd at Greg Abbott's home at 6:30