

OLD CAHABA ANNUAL MEETING MINUTES

Date | time 4/18/2023 6:30 PM | Location Clubhouse



Old Cahaba Website

I. CALL TO ORDER—At 6:30 P.M. Opening Prayer given by Dennis Agnew

- a) Board: Dennis Agnew, Bob Miller, and Jerome Dangerfield
SMS: Casie Jarman | CJ@selectivemgmt.com | 205-624-3586 | 205-419-0047 (Call/ Text)

Please hold all questions to the end of the meeting

II. FINANCIALS—Casie reviewed the end of year financials and 2023 year to date financials.

- a) 2022 Year End as of 12/31/2022: Operating: \$119,010.33 YTD MM: \$1356,028.90 R: \$49,952.57
i) Total Assets: \$304,991.80
- b) 2023 as of 3/31/2023: Operating: \$336,810.11 YTD MM: \$136,482.19 R: \$50,112.65
i) Total Assets: \$523,404.95
ii) Expenses YTD: \$68,765.49 (\$25,752.81 March 2023)
- c) 2023 as of 4/18/2023: Operating: \$348,677.63 YTD MM: \$136,482.19 R: \$50,112.65
i) Total Assets: \$535,272.47
ii) Expenses YTD: \$80,026.27 (\$11,024.02 4/1-4/18)
- d) Delinquencies—Casie reviewed the delinquencies as well as the collection actions being taken.
i) \$319,166.12 due to HOA as of 3/31/2023
(1) A1 \$267,950.48
(2) A2 \$36,092.67
(3) Fees \$15,122.97 (Grinder Pumps, Compliance Fines and Legal Fees)
ii) \$298,646.32 due to HOA as of 4/18/2023
(1) A1 \$247,249.68
(2) A2 \$36,092.67
(3) Fees \$15,122.97 (Grinder Pumps, Compliance Fines and Legal Fees)
iii) Audit—CPA finishing.

III. OLD BUSINESS—Casie informed the Members of the progress within the community over the last year.

- a) Common Area Updates
i) Clubhouse Signage—New directional signs installed.
ii) New CCD sign and bracket ordered/ installed.
iii) CA Winter clearing done.
iv) Entry Walls—Repair quotes Spring 2023
v) Playground mulch done at both playgrounds.
vi) Tennis court net/ mechanism repaired/ replaced.
vii) Turnover—No updates from 4 Developers.
viii) Weekley Property—Plan to install 20 x 40 pavilion w/ grills and picnic tables and floating dock/fishing pier.

IV. NEW BUSINESS—Casie informed the Members of recent issues, pool opening status, and compliance matters.

- a) 2023 pool inspections done—passed.
b) Pools open Friday May 5th – Friday, October 15th. Fri-Sun monitors only 10-7 and all holidays.
c) Rental Limitations / Restrictions—Developers discussing Covenant Amendments prior to turnover.
d) Clubhouse Flooded- 4/16/2023. Mitigation completed. Outdoor shower to be repaired and remainder of interior repaired.
e) Compliance—Newsletter going out EOM informing residents of fine increases. Compliance committee is beginning to assist in inspections.

V. RESIDENT SUBMITTED Q & A

- a) The Board informed Members that all submitted questions are answered in detail on the reverse of the agenda.

VI. SOCIAL UPDATES—Casie reiterated the scheduled HOA event dates for 2023 and stated the date of the 2nd Quarter Board meeting.

- i) 2023 Events scheduled:
(1) Halloween Witch Ride- 10/26. Christmas 12/14
ii) NEXT MEETING: Next Quarterly BOD Meeting: Tuesday, June 6th at 6:30.
- b) Closing Prayer.

VII. ADJOURN—Closing Prayer given by Bob Miller. With no further questions or concerns, the 2023 Annual meeting adjourned at 7:30 P.M.

OWNER SUBMITTED Q & A

1. The Tennis Courts are a great resource this community has that currently is very underutilized. Installing two quality basketball goals on either end of the courts would allow kids in the community to have a great place to gather and play pickup basketball. It could allow for Dads to meet up for pickup games and the neighborhood to even hold a fun 3v3 style tournament that could raise money. Below is just an example but speaks to the affordability from a community standpoint.
 - a. I believe basketball goals at the tennis courts have been brought up in the past and there was some hesitation due to vandalism, maybe? I'll have more clarity on that at the meeting.
2. The clubhouses are a little dated from the exterior but by painting the clubhouses white and adding black shutters for example it could bring a quality look to a central gathering area of the community. Are there any plans to update the exterior of the clubhouses to make them more appealing? Or potentially even the interior being updated? This could boost the number of clubhouse rentals and pay for itself.
 - a. The interior of the only clubhouse in Old Cahaba (146 Cahaba Club Drive) was completely renovated in September 2022. Check out the HOA Blog to see images of the renovations. Painting of the exterior of the clubhouse and the cabana/bathrooms at the Parkway pool have been discussed in the past as well. Bricks are porous and need to "breathe" so to speak. Painting the exterior of bricks "suffocates" the brick which can cause significant deterioration over time and lead to lots of issues that would become the financial burden of everyone in the community. For those reasons, the brick exteriors will not be painted. Perhaps, we can pitch limewashing, which gives the same visual appeal of painting, but can, overtime, protect and strengthen brick. We shall see!
3. Lastly, the greatest thing our neighborhood has that separates us from many communities is the beautiful lake. It would be great even to have a very minor/small dock to allow for accessible fishing or a bench or two on the dock to enjoy the view. Currently people are tasked to fish on a very steep embankment. Joe Tucker Park and Helena Hollow just added great new docks and could act as a blueprint for an incredible way to add to the neighborhood.
 - a. This is already in progress! The lot to the right of the boat launch is where this will be. The plan is to construct a 20x40 pavilion at the top of the lot, clear down to the water, and install a floating dock/pier for residents to tie off to and/or fish at.
4. What current actions are being taken to collect the \$409,481.59 due to the HOA? And has a timetable been put in place to significantly lower this amount?
 - a. We're down to \$298,646.32. \$110,835.27 has been collected since the 3/14 Board meeting. Collections is outlined in the Collection Policy as well as the Covenants (Article VI).
5. If the fines being increased are to be implemented, what is fiscally [physically?] being done to cease the infractions and collect non-paid fines and increase the collection process?
 - a. We legally HAVE to abide by the Covenants, Article III and the Covenant Enforcement and Fine Policy. Steps are outlined in both. As for collection of fines, that follows Article VI. However, the Board has the authority to waive fines once violations are corrected or resolved as the HOA is not-for-profit and we don't want to have to fine residents, we just want them to abide by the same rules as everyone else agreed to do by acceptance of their deeds.
6. Why has there been lax enforcement of the current on street/yard/curb parking issues since we all received a letter stating that there was a towing policy in place? Is that policy being utilized?
 - a. There hasn't. It's just that more people are in violation of this. However, the HOA can't do anything about people parking in the street. Anytime we are out doing compliance, any vehicle parked in the grass or on the sidewalk is issued a letter. Should you see this reoccurring at a specific property, please take a picture and email to the Board or CJ@Selectivemgmt.com as you live in the community so you are bound to see this happening more than we are.
7. If the Developers have finished building out the properties, when can we expect for them to turnover rights to the HOA as stipulated in the governing documents?
 - a. The Developers and builders are different. Turnover is expected within the next year. The Developers have a laundry list of items that have to be satisfied prior to turning the HOA over.
8. What can be done concerning the parking situation on Bentmoor Dr. around the 4-way stop sign during school pickup/drop off?
 - a. According to the HOA, nothing unless people are on sidewalks for more than 24 hours. The city has been contacted about this multiple times and they, too, have said nothing can or will be done to stop this as "it's just for 2 hours a day."
9. What is currently being done about the rental situation in the neighborhood concerning rentals in Old Cahaba, especially the Air BnB's that are here? If the city doesn't allow it, why is the HOA?
 - a. This is one item the Developers are discussing in the Covenant Amendments that will happen prior to Turnover. As of right now, there are no rental caps and we cannot prevent anyone or any company from purchasing properties within the community as that's illegal. However, any Air BnB's need to be reported to the city of Helena.

10. There are several businesses operating out of homes in Old Cahaba. This is against city ordinance and Covenants. What's being done about this and the parking that coincides with these businesses?
 - a. There's nothing in the Covenants that prohibits home based businesses. The city of Helena issues business licenses. If there are HBB that are running and you know they aren't licensed, contact the city. Vehicles cannot be parked on the street—that's the city ordinance (except OC Parkway). Any vehicle parked on the street is a city issue. Vehicles parked in the grass or on sidewalks in excess of 24 hours is a violation and can/should be reported.

11. What is being done concerning the excessive speeding and running of stop signs by delivery trucks and mail persons in Old Cahaba?
 - a. That is not an issue of the HOA as the streets are owned and maintained by the city of Helena. Contact Helene PD for more information.

12. Is there ever going to be a resolution to the problem of our front entrances looking like a trailer park entrance? There doesn't need to be any work done on entry walls if entrance appearances can't be improved.
 - a. Letting the walls go further into disrepair will not help the situation. If you have suggestions for the front entrances, please share them with the Board. According to horticulturists and the landscapers for Old Cahaba, annuals must be planted 8-12 inches apart. The shrubbery is pruned as are the crepe myrtles.

13. The trash dumpster at the clubhouse needs to go away. It has become everyone's trash dump that does not pay for city trash pick up and it's unsightly.
 - a. Unfortunately, this is correct. Residents and non-residents use the dumpster. However, we have them on camera and if we can identify them, they can/will be fined, like they were during the Parkway dumpster disaster of 2019-2020. However, the clubhouse is rented quite frequently and parties accumulate a lot of trash as does pool season and technically, residents are paying for the dumpster if they are paying their HOA dues.

14. Last year's budget had a line item for boat dock at the lake. What's the status of that?
 - a. See number 3. This was delayed due to COVID. It was nearly impossible to find vendors that would even come out to give us a quote!