

ANNUAL MEMBERS MEETING MINUTES

I. Call to order

- a) The annual meeting of the members was called to order by President, Dennis Agnew, at 7:00 P.M. Vice President, Bob Miller, gave the opening prayer which was followed by the introduction of all Board of Directors—President, Dennis Agnew, Vice President, Bob Miller, and Secretary/ Treasurer, Jerome Dangerfield. Casie Jarman and Concetta Givianpour of Selective Management Services were also introduced and the present members were informed that Andy Healy is no longer with Selective Management Services (SMS).

II. OLD BUSINESS

- a) Dennis indicated that SMS is working with the Board to obtain estimates from CPA firms to perform a three year audit for Old Cahaba. The only estimate SMS has obtained thus far from the requests is over \$5,000 and that particular firm will not guarantee that every document will be reviewed, which is why the Board and SMS are getting additional estimates.
- b) Property Tax Protest—Casie informed the present Members that the property tax line item was over budget for 2018/2019 by nearly double the budgeted amount due to the HOA obtaining additional common area. She indicated that protests had been filed with the Board of Equalization to have the common area value re-appraised as such to reduce the property taxes for the 2019/2020 budgeted year. Since the meeting, the re-appraisals have come back and have been decreased by \$2,000. SMS is requesting a hearing with the Board of Equalization and the tax assessor to further reduce these taxes for the HOA.

III. NEW BUSINESS

- a) The 2019 / 2020 Budget is being finalized. SMS hopes to have Assessments sent out by June 10th. Due July 1st. The dues will remain at \$315.00 for 2019/2020, however, an increase may be needed to cover expenses for next year.
- b) Casie then discussed the financial state of the HOA. Total liabilities to the HOA: \$110,731.78 (Broken down Below)
 - i) YTD: Operating: \$15,911.21 YTD MM: \$26,884.57 Reserves: \$65,000.00 Grinder Pump: \$2,936.00
 - ii) Delinquencies: Of the 1186 homeowners, 168 are delinquent for a total outstanding balance due to the HOA of \$153,864.26
 - (1) 168 (14 % HOA total) owe 2 years or less for a total of \$70,104.54
 - (2) 61 (5% HOA total) of the 168 owe 3 years or more for a total of \$83,759.72
 - (3) When asked what is being done to collect, Casie indicated that many Owners have contacted SMS to request a payment plan to get their accounts current. She indicated that going forward, monthly payments and gentlemen's agreements are unacceptable due to many, not all, taking advantage of the HOA—if you do not have a written and signed payment arrangement with SMS and the HOA or you have simply not paid your dues, you will receive two delinquency notices, with a \$40 late fee associated with each, 30 days apart after the Assessment due date grace period ends (Due July 1, delinquent after July 31—30 days). If arrangements are not made and accounts are still not paid after the 2 late fees (90 days past due date), a lien will be filed against the delinquent property and 30 days afterwards (now 120 days past original due date), the account will be turned over to collections.



c) Pool Updates

- i) Swimming Pool Services—Pool Maintenance & Monitoring. They used to maintain the pool years ago and under the direction of Dave Quinn, operations manager, we expect this pool season to run smoothly.
- ii) The clubhouse pool must be re-plastered this fall, per the Inspector, in order to open next year. The HOA is looking at roughly \$25,000 to make these required repairs.
- iii) The clubhouse pool pump was also just replaced. The sand filters are also being replaced as they were completely warped. Hopefully, we will not have any more issues, mechanically, this season!
- iv) The Pools opening FRIDAY, MAY 17TH!

d) Lake Updates

- i) Southeastern Pond Management—new contractor for lake management. Some may recall this company used to maintain the lakes year ago. They have been brought back and have cut the lake maintenance budget in half.
- ii) Electrofishing and Lake Clean Up—was conducted April 30th. Mike Rigdon with SEP sent SMS images of all the trash that was pulled out of the lake. Please, DO NOT throw trash, debris, and furniture in the lakes! The full report will be uploaded to the Old Cahaba website and TOPS once received.
- iii) Present Owners indicated they've heard positive feedback on the boat ramp, but would like to see more done with the lakes. The Board indicated that they would like to do more and are making plans to, but at the time, there isn't funding in the budget to do these types of projects.

e) Compliance Issues

- i) Fine Policy—The Board and SMS are discussing the possibility of a fine policy for compliance violations due to the severity of some issues within the community. Each Owner will receive written notice regarding the policy as well as a copy of said policy once it is approved. There may be a grace period in the beginning, but that has not yet been determined.
- ii) As Owners, you can and should enforce Covenants within the community. Casie indicated that if anyone sees a violation, to please email her and she or someone within the office will get a notice out. While we are in the community a lot, we aren't there day and night like residents are thus, we depend on Owners as well.

f) Community Events

- i) Summer Party (TBD June/July)
- ii) Food Trucks—Casie is hoping to have a summer calendar up on the Website and Facebook soon. Vendors will be asked to not park on the grass and to utilize that parking lot.
- iii) Halloween Trunk or Treat (October 26th 5-8, tentatively)
- iv) Christmas Party with Santa (December 14th, tentatively)

IV. ADJOURN

With no further business, questions or concerns, Dennis Agnew gave the closing prayer and the meeting adjourned at 8:15 P.M.