

2020 ANNUAL MEMBERS MEETING MINUTES

I. Call to order

- a) The 2020 Annual Meeting of the Old Cahaba Members was called to order at 7:04 P.M. The opening prayer was delivered by Bob Miller.

II. NEW BUSINESS

Jerome Dangerfield informed the Members that the 2020 / 2021 Budget is in the drafting phase and Assessments will be sent out by June 15th. Due July 1st.

He then informed the members of the year to date bank account information: Operating: \$23,657.67 YTD
MM: \$117,416.35 Reserves: \$40,231.58 Grinder Pump: \$994.82

a) Delinquencies

Casie informed the Members that there is \$171,796.31 due to HOA and 200 total delinquent accounts. (38 PP, 53 Attorney, 109 No Owner Action) Casie further indicated that of that amount, \$93,678.74 is current year delinquency, \$69,110.05 is prior year delinquencies, \$8,139.40 in delinquency fees, and \$868.12 in delinquent grinder pump fees.

The Board unanimously approved a motion to file liens against the 26 accounts with the highest balances.

b) Pool Updates

Casie informed the Members that the Clubhouse and Parkway pools have both been re-plastered. She then indicated that the pumps and sand filters have been repaired and/or replaced at the Clubhouse pool. Before moving on, Casie informed the Members that the pools are scheduled to open Friday, May 8th.

c) Lake Updates


Casie informed that members that Electrofishing will take place in Spring 2020 and fertilizing will begin again in early March.

d) Compliance Issues

Casie reiterated that the HOA does now have a Fine Policy—First notice (No Fine), Second Notice (\$100 Fine), Third/ Final Notice (\$100 Fine Attorney action or HOA will resolve issues at your expense). She then informed the Members that Helena Police will be enforcing Alabama Code Section 11-67A-2 pertaining to inoperable vehicles.

e) 2020 Vision

Casie informed the Members that the Board has approved common area clean ups. She indicated that this process has already started, and the results are great improvements. She then indicated that the entrances will be redone this Spring to enhance the beauty of Old Cahaba,



Before moving on, Casie informed the Members that the electrical issues at the entrances has been repaired. Further, she indicated that the streetlight is still out, but that is an Alabama Power issue and the District Manager is working on it.

- f) Community Events (All are on website!)
 - i) Events Committee—Interested? Meet for a few min. after to set up meeting date!
 - ii) Easter Egg Hunt—April 4th 12-2 P.M.
 - iii) Food Trucks—working on summer schedule now
 - iv) First Annual Jazz on the Parkway—TBD, possibly Labor Day Wknd.

- g) Q and A (Submitted Questions answered on back)

The Board decided that the next meeting would be on Monday, March 2nd due to the primary election being on March 3rd.

Dennis Agnew delivered the closing prayer.

iii. ADJOURN

With no further business, questions or concerns, meeting adjourned at 7:58 P.M.






President, Dennis Agnew






OWNER SUBMITTED QUESTIONS

1. I would like to address a timeline for repairing potholes in the Riverbend Section. Due to the weather and heavy construction, there are several potholes residents are having to avoid which seem to get worse on a weekly basis. Potholes in the Riverbend section are the responsibility of Newcastle Construction. I have reached out to the super to get an estimated date on this.
 2. What is the timeline for leveling and installing asphalt topping for the Riverbend Subdivision? There are many dips in the road holding water and raised manholes. I understand there is still construction going on in the back of the subdivision, but with the subdivision being 4+ years old, it is time to respectfully request the consideration of all the residents that are already dealing with this problem every day. The final seal coat cannot be placed until the last home is completed. Newcastle will be putting down the seal coat.
 3. Lake Pollution from construction runoff. Lake maintenance and use of lakes Southeastern Pond maintains the lakes in OC. I have not received reports of construction runoff, rather I've received reports of resident (and non-resident, I'm sure) debris in the lake. SEPonds does a deep trash clean up 4 times a year. They also do electrofishing annually in the Spring to monitor ecosystems and growth. They will send a report to us (last year's is on the website) to let us know what is needed of us and what they recommend doing to balance ecosystems if there are imbalances.
 4. Community fishing area development? The Board plans to have a water gazebo and fishing ledge/ pier constructed for those that don't have access to a boat or for those that just want to enjoy the view. This will hopefully be fulfilled in 2020, but no exact date.
 5. Plans to upgrade both entrances to enhance beautification? The O.C. Ave and O.C. Parkway entrances are going to be completely redone this Spring. We are in the planning process of this with the landscapers now. Most things, unfortunately, take time, but if you drive through the community, you will notice the Board has approved several common area clean ups that are improving the community, slowly, but surely—the entrances are another big projects that we hope to be a huge improvement and make people proud to live in the O.C.!
 6. Inoperable cars. Alabama Code Section 11-67A-2 is being enforced in O.C. with the help of Helena Police.
 7. When's there going to be another pool? Neighborhood building code for swim communities is roughly 650 homes per pool; with 1221 homes, 2 pools is adequate for O.C. There also isn't anywhere to put an additional pool since you need at least 3.5-4 lots to put a pool and it would cost roughly \$250,000 or more to install a pool if we did have adequate space. The Parkway pool is usually most crowded while the Clubhouse pool is hardly used. We are aware of the over-crowding issues and are working to help reduce this issue by strictly enforcing the 3 guest per home rule. Teenagers under the age of 18 will only be allowed 1 guest if their parents are not with them.
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8. Street light at the entrance. When will it be fixed? From what I am told, AL Power has fixed it! The issue was water damage in the unit itself and we had to wait an extended period to get a new unit ordered.
9. When will construction end? neighborhood is too large! Once Newcastle finishes building the Riverbend sector.
10. When will there be another exit for the Riverbend Sector? The Cahaba River runs all around the Riverbend sector, so it was never designed to have a separate entrance and there isn't anywhere to put another entrance.
11. When is the HOA going to purchase the final property of the subdivision? When there is enough money to purchase remaining common areas from tax sales.
12. What is the Homeowner's position when all common areas are in the HOA's name? Once all common areas are deeded to the HOA, the Developers will dissolve developer rights. The HOA will then have to conduct an election. This process usually takes 3-6 months from start to finish and is written out in the Bylaws.
13. Why can't Old Cahaba be managed by the residents? You are. You have a Board of Old Cahaba Residents. We (SMS) are the liaison between the Board and the members of the community. We use our experience to facilitate large projects, help with vendor bids and contracts, plan your budget and remind the Board of all the expenses that will arise throughout the year, and we "go to bat" for the HOA when need be. Management companies get a bad reputation and some of them rightfully so. I and SMS truly want O.C. to thrive! We do everything possible to prove that we are completely different than other management companies! Old Cahaba is too large to completely self-manage. With over 1200 homes, it's nearly impossible to manage such a large community without true experience—there's so much more that goes into running a homeowner's association than people think.
14. Delinquent Residents—are their privileges suspended to the pool? Yes. They are also not allowed to rent the clubhouse.
15. Are Estate Lot Owners responsible for the upkeep of their yard all the way to the road? Yes. Every Owner is responsible for maintaining all their property.
16. Are their plans to refinish Old Cahaba after construction is completed? The final seal coat will be added to Riverbend once Newcastle finishes construction. The City of Helena maintains the rest of the roads.
17. Are there options to give up swimming rights for lower HOA fees? No. Per the Covenants, the assessments must be a uniform amount.
18. Why are HOA fees the same when 100's of homes have been added? More people equal more expenses. HOA dues will likely never decrease. O.C's dues are actually some of the cheapest in the county.
19. Has a survey been done to see if there'd be a group of residents to start a garden club to maintain the entrances and do the Christmas lighting? Yes. There are not enough people who can truly commit to doing the work. Plus, it is contracted, and the Board can ensure work is done by holding invoices until completion. With residents doing it, the Board would have to be more lenient, so bridges aren't burnt.
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20. Has it ever been considered to pay HOA dues monthly? The Board can decide whether dues are paid monthly, quarterly, or annually. Annually is the easiest and SMS will help residents get on monthly payment plans if needed.

21. What are some options for the speeders? Contact Helena Police.

22. Can we add more stop signs or speed humps to reduce speeding? The City decides where stop signs are placed; the HOA doesn't have any say so on that. Speed humps are prohibited because it delays emergency response time.

23. Why can't people park on the street? The City of Helena has an ordinance that prohibits street parking. While the Covenants state that parking on the sidewalk is prohibited, City/ State ordinances trump HOA Covenants. The City passed the street parking ordinance because the streets in Helena are narrow and emergency response vehicles must have enough space to get through. If people are parking on the street (or sidewalk) and a firetruck needs to get through, they will plow the car out of the way and the car owner will be responsible for all damages to the firetruck and to their own car.

24. Can we add gates to the entrances to alleviate through traffic? No. Gates are entirely too expensive to maintain with monthly maintenance fees. Also, when gates are installed, the roads become private which means the HOA is responsible for all repairs and repaving. In addition to those expenses, the HOA would also have to have an additional access system, gate clickers, more internet, etc.

25. When will Riverbend get more streetlights? That is up to Newcastle. I've asked their Super, but haven't received a response yet.

