

Greenville Overlook HOA meeting
4/27/2023

MEETING MINUTES

Board Attendees:

Marko Strukelj
Jodie Pezzner
Hugh Wang
Alvenia Scarborough
Dave Seibert

Meeting Start

--President Marko Strukelj called the meeting to order at 6:05 pm. Marko introduced the Board and their roles.

Vendor Contracts & Services

--Contracts with vendors had been set up by the previous board. Contracts with Mitsdarfer and MacDonald have been renewed.

--Maintenance to neighborhood to include all streetlights now in working order and vegetation in front entrance has been trimmed.

--Nine retention ponds have been brought into compliance. Shrubs will be installed in May.

--Reserve study was explained that we have a 30-year plan of the costs to maintain our neighborhood such as roads, ponds, and sidewalks. We want to build up funds, so we have control over repairs such as roads.

Violations

--Discussed certified letters being sent for violations and unpaid HOA fees. Two of these are under the Lawyer's attention.

--We have made progress to improve communication to our neighbors including safety, speeding and pet issues.

Safety

--Corp. Sunny had given us advise to prevent burglaries and how to limit. Talked about shatter proof covering that can be used on back glass doors and windows

to reduce break-ins. There was a request to send information out to everyone about the costs for this.

Social Events

--Danielle Quercetti organized this year's Easter egg hunt. It was suggested we have more social get togethers for neighbors to meet each other such as a Food Truck event in summer, "Block Party".

--To organize / begin planning it was suggested to poll the community to get initial input and to choose best dates.

Bylaws

--Reviewing Bylaws to make sure they are clear and up to date.

--ARC committee working on standardizing trash enclosures.

--Board trying to respond quickly to residents to resolve issues. Hope neighbors can also resolve issues with each other.

Budget

--We have \$250,000 in checking and reserve account. \$145,000 has been invested in 6- and 12-month T-bills to get better interest rates on our money.

--Dave Seibert reviewed our finances. Budget for 2022 and 2023 balance sheet \$186,270.62 in reserve account.

Speed Bumps

--Discussed 5 accidents we have had in the community due to speeding/reckless driving (e.g., lamp post knocked down, cars hitting trees and the latest where car drove onto homeowners front lawn.

--Dave Sibert said he would help us develop ideas for temporary speed bumps (e.g., rubber construction that could be removed during December-Feb to allow for snow plowing) and that lights displaying speed are not effective in other communities.

--Later discussed the need to communicate to the community that we continue to have serious accidents due to speeding and it is usually not possible to catch someone the act. Eventually, serious injury is likely to occur if we don't put a deterrent in place. Flashing lights with posted speed limit are not effective in other communities.

Pet Clean-Up

--Also had complaints about people not cleaning up after their pets.

Maintenance of Trees

--Trees need to be trimmed in common area and front entrance flower beds require planting soon.

--*Dave/Kathy to follow-up with Mitsdarfer.*

Community Yard Sale

--The community yard sale was discussed and there was mixed feelings about it. Feeling the Board should not be micro-managing this type of issue.

--*After discussion we agreed to take a community Poll. Majority will decide.*

Community Input on Activities & Events

--After discussion after how to address various topics, Alvenia suggested to Poll community to survey neighbors in the following manner (questions are an example not the actual proposal for the survey):

1. What is your biggest concern?
2. What is most important to you for the HOA to address?

--Discussed including the survey within a broader letter that would also address speeding / speedbumps.

Meeting Close

--Meeting adjourned at 6:45 pm.

Minutes submitted by Jodie Pezzner (updated by Marko)