

AGENDA FOR NEXT MEETING 4/8/2021

- 1) Get input from residents for ideas on fencing. GT Subdivision needs a uniform look, and the ACC must have rules/guidelines on what is acceptable/unacceptable.
- 2) Discuss: **Changing the Deed Restrictions # 6 from may be approved to MUST be approved**
Drainage structure of private driveways shall have a net drainage opening of eighteen (18) inches to permit the free flow of water. No fence will be permitted from the front of the residence to the street.
NOTE: On September 3, 1992 it was approved by the association and filed that fences in front of the residence or on the street side of any lot may be approved by the architectural committee.
- 3) **Vote to change By-Laws to allow and add a \$50.00 Transfer Fee for every sale.** The treasurer provides a statement of account up to closing, transfer accounts and mails a Welcome Neighbor Letter and By-Laws if needed. This is all time consuming, and transfer fees are a normal and usual charge for most HOAs . We could also discuss lowering the Initiation Fee from \$100.00 to \$50.00 to encourage participation in the HOA.
- 4) Discuss: **Article IX Section 2: Special Assessments:** The Board is sending out letters to those who aren't complying with Deed Restrictions stating legal action may be taken. We will need legal guidance on how to proceed to ensure residents comply with Deed Restrictions. The HOA has no authority to levy fines and Special Assessments against "members" **can be no more than \$20.00 per year. This should be updated to include all residents, not just members and decide on fines/assessments.**
- 5) Discuss: Article X Expenditures : \$100 per year on office supplies should be increased
- 6) Garage Sale: To have or not? We will need volunteers to place signs & to advertise, & to coordinate
- 7) New Basketball Goal: We will need someone to get quotes for both the goal & help to install.
- 8) Park Brick Sign Repair – will need quotes/recommendations
- 9) Park Building Repair & Painting – will need help in quotes, volunteers
- 10) Septic Tanks Problems - Letters have been sent to some residents who were draining excess water into front ditches