

**MINUTES**  
**COUNTRY WALK ESTATES THIRD EDITION HOA**  
**March 12<sup>th</sup>, 2019**

**CALL TO ORDER**

- Meeting called to order at 7PM
- Board Members Matt Vogt, Dayla Davis and Tom Ragsdale and 4 homeowners present.
- January minutes read and approved.

**FINANCIAL**

- Staci McDade absent, however, reports that 2019 annual dues are to be paid prior to March 31<sup>st</sup> and approximately 35 homeowners have received notices of nonpayment for previous months reported through Matt Vogt.

**PRESIDENTS REMARKS**

- Matt announced that the website for Country Walk HOA is completed. He will defer publishing the site until he and Staci can confer regarding e-commerce verification.
- Matt reports that a digital copy of the CCR is being compiled to include chronological order of amendments, for easy access, as well as a link to the actual document on the website.

**COMMITTEE REPORTS**

- Welcoming Committee
  - Nothing new to report
- Architectural Committee
  - No update available.-Ryan to address Exterior Paint Color Schemes
  - Letter from homeowner to Matt regarding approved colors, to be forwarded to Ryan.

**NEW BUSINESS**

- Questions regarding Aerator for small ponds functioning before Spring. Dayla will contact SLM
- Request for electronic copies of previous HOA meetings for web page. Dayla will review previous agendas and minutes that are on record with Staci McDade

**OLD BUSINESS**

- Fines for Violations will be determined by classification and severity of violation.
  - **Class A Violations** will include sections 7.06-Landscaping, 7.07-maintenance, 7.10-Trash Storage, 7.12-Signs, 7.16-Vehicles, 7.23-Nuisances.
  - **Class B Violations** include 7.11-Animals, 7.14-Home Offices, 7.2-Boats and Trailers. 7.21-Prohibited Use of Lake/Ponds.
  - **Class C Violations** include sections 7.09-Prohibited Improvements, 7.18-Fencing, 7.19-Fencing Lakeside Lots, 7.21-Roofing, 7.22-Exterior Color Schemes.
- Recommended Fine for **Class A Violations** are as follows:
  - 1<sup>st</sup> Violation-Notice with warning and 15 day Compliance Period
  - 2<sup>nd</sup> Violation-Notice with \$25.00 fine and 15 day Compliance Period

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- 3<sup>rd</sup> Violation-Notice with additional \$50.00 fine and 15 day Compliance Period
- Subsequent Violation will incur \$100.00 fine per Monthly inspection.
- Recommended Fine for **Class B Violations** are as follows:
  - 1<sup>st</sup> Violation-Notice with warning and 15 day Compliance Period
  - 2<sup>nd</sup> Violation-Notice with \$50.00 fine and 15 day Compliance Period
  - 3<sup>rd</sup> Violation-Notice with additional \$100.00 fine and 15 day Compliance Period
  - Subsequent Violation will incur \$150.00 fine per Monthly inspection.
- Recommended Fine for **Class C Violations** are as follows:
  - 1<sup>st</sup> Violation-Notice with warning and 60 day Compliance Period
  - 2<sup>nd</sup> Violation-Notice with \$100.00 fine and 60 day Compliance Period
  - 3<sup>rd</sup> Violation-Notice with additional \$150.00 fine and 60 day Compliance Period
  - Subsequent Violation will incur \$200.00 fine per Monthly inspection.

***IT IS ENCOURAGED THE HOMEOWNER RESPOND TO NOTICES WITHIN 15 DAYS***

- Matt reports that he has not been able to meet with the previous enforcement person.
  - Discussion to implement a process for homeowners to formally submit complaints of violations and concerns to the Board via the website, mail or email.
  - Once complaint has been submitted one of the Board members could drive by the home and verify that the property is noncompliant and issue a Notice.
  - It was agreed that we would try this approach on a trial basis.

**ANNOUNCEMENTS AND DISCUSSION**

- Discussion regarding feral cats around the larger pond on the North end, research to be done regarding catch and release or appropriate course of action regarding feral cats.
- Discussion to implement treatment of ponds by the HOA and not contract to SLM for regular maintenance as well as purchasing mowing equipment and building a storage shed for maintain the common areas.
  - Suggestion to table until after fine and violations are in place and will research the cost of implementing our own services.
- Concern from homeowner in regards to Annual Meeting Notices and Regularly Scheduled Board Meetings. As this was discussed at a previous meeting that would provide regular Board meetings. Matt will check Open Meeting Laws and clarify at next meeting.

***MEETING ADJOUNED @ 8:00PM***

***NEXT MEETING IS SCHEDULED 5/14/2019***