

FLVHA Board Meeting March 24, 2025, 5pm

President, Jan Flynn, called the meeting to order at 5:03 pm. ~~Jan Flynn called the meeting to order at 5:03 PM.~~ The following were in attendance: Jan Flynn, Jake Jacobs, Carolyn Nations, Kathy Mattox, Rodney Burnett, Josh Shannon, Bob Edge, Roger Smith; absent was Van Murphy.

1. Election of a secretary – no one is willing to handle this so Kathy will continue to take notes and produce minutes. Bob agreed that if Kathy can't be at a meeting he will take notes.

2. ~~Greenway search for problem~~Problem trees

~~, pecan point lot, greenway clean-up~~—Dead trees on private property need to be removed by the property owner. This includes removal of downed tree on the property. —Homeowners that notice problem trees in the greenway should notify the HOA of any trees ~~in the greenway~~ that need to be removed. ▲

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3. Greenway clean-up

It was agreed that homeowners can clear greenways adjacent to their property of fallen trees, underbrush, vines, etc.; ~~nothing more than 2" wide tree. s.~~ No sapling or tree more than 2" in diameter can be cut. ▲

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4. ~~Pecan Point lot issue~~Covenant Violation Update

Letters were sent to 9 property owners who are in serious violation of the covenants. Of those 9, significant progress has been made with 4 of the owners. We agreed that a Board member needs to have a conversation with these owners. We will continue to send violation letters until progress is made. Of particular interest is the problem lot on Pecan Point. We are in contact with the owner who lives out of state. He has agreed to remove all the junk and debris from the lot and to keep it clean. The process of removing vehicles is currently underway. ▲

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5. Kiosk maintenance

We agreed that someone needs to take on oversight of the entrance kiosk to make sure it is clean, that all lights are working, and that the Boards are cleared on a regular basis. Roger agreed to take on this responsibility. We agreed that the kiosk needs a "facelift" and will take painting and possibly a new roof on as a spring clean-up project.

We discussed problems we are having with overflowing trash cans at the kiosk and at the boat dock. The trash cans are there as a convenience for small amounts of trash. People are misusing the cans and leaving large amounts of trash they don't want to dispose of properly. The Board agreed to remove all trash cans and will monitor how this decision impacts any trash being thrown on roadways in the neighborhood.

- ~~2. — first boat has been removed. Owner gave Joshua her step son's contact and he has been cooperative. He has agreed to take everything off the lot. The bulldozer was moved across the street to his other lots. Mixon has paid his back fees but is still out of compliance for the debris, etc. He will be sent another letter soon. Another letter will go out on the covenant violations soon. Of the nine letters that we sent out in~~

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~~August for debris cleanup, four have been resolved. Also, someone needs to take on oversight of the Kiosk. It needs to be painted, ants treated and cleaned up. It was decided that trash cans from the kiosk and boat dock will be removed to determine the impact. We need to check on the light at the kiosk as well, not sure it's working. Kiosk may become of our spring cleanup items.~~

3.6. Treasurer's Report –

- Fees collected YTD - We've collected \$12, 072.96 since invoices were issued. Approximately 50% of those invoiced have paid their bill. Balance on hand is \$19,603.30; expenses paid include fees for the attorney's retainer and the software for ~~invoicing, accounting, etc. managing FLVHA business.~~
- Plan for next invoicing - ~~Trial email to test email addresses we have collected will be sent out soon to be sure they are good and can be used for future correspondence.~~ Jake will send the next ~~round~~ of invoices to those who have not paid fees mid-March to ~~see if we can get pursue~~ additional payments for 2025 fees.
- Clarity on how to bill vacant lots – Our understanding is that owners of vacant lots have not been invoiced for CPM fees. We ~~we~~ concluded that people with lots ~~that have never paid should be invoiced for the current year only~~ will be invoiced only 2025 fees. – Those with multiple lots that have not been officially combined ~~with~~ through the county tax office, will receive invoices for each lot.
- Update on ability to pay online – Our new HOA management platform gives us the ability for people to pay CPM fees online. Jake is putting together the information to homeowners for their login to pay online if desired. This will allow us to invoice online in the future and pay online. This makes it important for us to continue to collect email addresses since mailings are expensive. Jake will do a trial message to test the emails we have collected to date.

4. Update on meeting with our attorney

—Jan met with the our new attorney, David Zimmerman, last Thursday. They discussed the gaps in our covenants and by laws. Jan addressed our three priorities: (1) tell us what we can we do to collect fees within the framework of our current covenants and bylaws, (2) what can we do to enforce this covenants within the framework of our current covenants and bylaws and (3) a full review of those covenants and bylaws with notation of where we need to make changes. He suggested we document ~~our any~~ processes we use in addressing issues to address those issues with collection of fees and enforcement processes. He ~~insists agreed~~ that we need to -use the term “CPM fees” and ~~fees~~ not “dues” since all owners share responsibility for maintenance and upkeep of our common property. We also need to change the sign at the boat ramp to read something different with regard to the homeowners use of the ramp as it needs to address it's use for those that have paid fees. We discussed signage at the boat ramp and agreed that we need a new sign with verbiage to be clear that the use of the ramp is contingent upon a property owner meeting their CPM fee obligation. Jan will draft verbiage for the board's review.

David also advised the we should always have the following available to ~~anyone~~ any property owner who asks: a copy of the official Articles of Incorporation, an official copy of Covenants, an ~~and~~ official

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copy of the By Laws, and ~~the official~~ a copy of ~~the any rules, regulations, or processes set by the Board. Rules and Regulations.~~

5. Planning for Spring Clean-up Community Day

~~—date The FLVHA community spring cleanup day and picnic set~~ is set for April 26. Joshua and Carolyn will prepare the list of things we should work on and food suggestions for that day.

6. Items for upcoming newsletter

~~—Suggestions included will include why~~ we need email addresses, how were invoicing on lots, Save the Date info, and update of attorney.

The meeting was adjourned at 6:25.