

Cumberland Woods HOA
Board Meeting
September 5, 2023

Board Members Present

Dave Schafer, John Baran, Kim Vitu, Karen Kimbro and Janet Gerhard

The Board approved the July 2023 minutes.

Mailboxes

John indicated that he spray painted his mailbox followed with a clear acrylic top coat and his box looks good. The Board members discussed the poor visual appearance of the mailboxes and that the red flags have basically turned orange.

John indicated that it took at least an hour to paint his mailbox. If all mailboxes in Cumberland Woods are painted, considerable hours and cost would be incurred. A spray gun potentially would expedite the process.

The address numbers must be either painted or stickers used on the outside per UPS regulations.

It was decided to table this subject to the October next meeting.

Sewer Cap Issue

Homeowners are responsible for keeping the sewer clear of debris, mulch and leaves when located on their property.

Board Position of Director

Kim has indicated that she is receiving some “pushback” from some homeowners about the letters that have been sent regarding the condition of their property. One homeowner wanted to meet directly with the board to talk about the issues. **Dave Schafer said he would meet with the homeowner.**

Kim brought the issue of the excessive amount of time that it is taking her to monitor the neighborhood. This process also includes sending out initial letters, following up 15 days later, and sending out subsequent letters if compliance is not attained.

The board agreed and decided to split up the streets in the neighborhood by board member to monitor subsequent follow up of property conditions and report to Kim the outcome. Kim will maintain responsibility for sending all letters to homeowners. The following are the Board member responsibility by street name.

Lake Ridge:	Dave Schafer
Long Meadow	Janet Gerhard
Woodfield Way and Forest Ct.	John Baran
Foxwood	Karen Kimbro

A general letter was sent to all homeowners outlining Homeowner Association (HOA), Board Members, Goals of HOA, and standards of Homeowner property that are required in the bylaws. All homeowners received a copy of the bylaws at the time of home purchase. A few residents responded to this correspondence via email assuming that they had received a letter of infraction. These inquiries were handled individually.

There are certain issues that will require residents to call the city or the sheriff's department. This includes parking on easements, speeding, and incessantly barking dogs.

**A couple issues were tabled for further discussion:
Is 15 days enough time for residents to bring their home into compliance?
Should the infraction fines be reviewed?
For homeowners incurring fines, would taking the homeowner to small claim court instead of placing liens on the home more effective?**

Treasurer Report

Karen Kimbro gave an extensive Treasurer report. She indicated that we currently pay \$2,500 per year for bookkeeping services, with a previous homeowner, that includes sending out HOA dues letters, placing liens on homeowners for non-compliance, keeping the "books" and filing annual taxes. Currently, monthly reports have not been submitted by the bookkeeper. Karen indicated that she would like to take over these responsibilities in January 2024.

There is also the option of employing an outside firm for \$100 per month which would be half the cost that we are currently spending.

There is also a bank that caters to HOA work called Alliance Association Bank and offers an array of free online banking services with access to balances, history, transfers, monthly statements, direct deposit and the ability to invest the fund balance in a money market fund. Karen would like to change to this bank in 2024. Their website is westernalliancebankcorporation.com.

Karen would like the Director to let her know when 2nd or 3rd letters are submitted to homeowners in preparation of placing liens on the home.

There are currently four homeowners in arrears on the HOA dues.

Karen will give us another update at the October meeting.

Fall Planting

Beth and Janet will plant mums at the front entrance this fall. However, next Spring, when perennials are planted at the front entrance, a fall display of mums will not be possible unless the mums are planted in pots and placed among the perennials.

Christmas Lights at Front Entrance

The electrical box at the front entrance needs repair. Is there an electrician in the neighborhood that can help? **John will take responsibility for this project.**

Landscaping Contest

The Cumberland Hills sub had a contest to award the best landscaping in the neighborhood. The prize of \$200, \$150, and \$100 was awarded for the 1st, 2nd, and 3rd place. It was suggested that we have the contest in Cumberland Woods.

The issue was tabled until January 2024.

Bylaws Update

Janet and Kim met to review and revise the Bylaws, which have never been updated since their inception in 1995. Additional meeting will be scheduled. The following is the proposed plan:

1. A sub committee of the Board, Kim, Karen and Janet, will review the bylaws and determine what areas need revising.
2. The committee will meet with a member of the neighborhood who exclusively works with Homeowner Associations for revision ideas and sample HOA bylaws.
3. A final draft of the bylaws will be submitted to the Board for review and revisions as necessary.
4. The bylaws will be finalized and submitted to the homeowners for comment and approval.
5. The homeowners will submit a signature on the new bylaws.

Our next HOA Board meeting is Wednesday October 18, 2023 at 7 pm.

Respectfully submitted,

Janet Gerhard
HOA Secretary