

Baytowne West April 26, 2022 Board Meeting Minutes

WELCOME

Meeting called to order @ 6:30 PM by President Tom Hamilton.
Tuesday April 26, 2022.
BTW community pool.

ESTABLISHMENT OF QUORUM

Tom Hamilton, President
Dave Swoboda, Vice President
Mike Arnold, Treasurer
Skip VanKleek, Director
Susan Werner, Secretary

MONTHLY BUSINESS REPORT

Tom Hamilton

- February meeting minutes: motion to approve by Mike, seconded by Skip, vote to accept; all in favor and approved.

TREASURY REPORT

Mike Arnold

Financials:

- BTW is on budget for 2022.
- Operating account balance, as of April 26, 2022, is \$31,919.28.
- Reserve account balance, as of April 26, 2022, is \$167,612.91.

Proof of Insurance:

- 2 expired in March (not considered out of compliance yet).
- 2 homeowners - 184 Brighton Ct and 116 Wickford St East are out of compliance and fines have been levied.
- 1344 Cathay Ct. is on the verge of being fined but we're trying to reach the homeowner.
- 97.5% compliant as of April 26, 2022.

HOA fees:

- 1 homeowner is more than 60 days in arrears. This is the same homeowner who has accrued almost \$1000 in fines for failure to provide proof of insurance.
- 6 homeowners are 30 days in arrears. Of those, 2 are still slightly behind as of today (April 26, 2022.)
- 44 people - 37% of homeowners have registered for auto pay through the Community Financials platform.

There is no way to tell how many people have set up auto pay through their own online bill pay system nor do we know how many are using coupons and writing checks.

GROUNDS REPORT

Dave Swoboda

—Pool complex

- There are pavers now in both bathrooms. All 4 bids to redo the pool complex failed to include the bathrooms. An “at-cost” price to eliminate the trip hazards was negotiated with Sunstation Pools & Spas. Funds were used from pool reserves.

ARCHITECTURAL CONTROL COMMITTEE REPORT

Glenn Fish

- 2 room additions have been approved and are awaiting city/county permits.

OLD BUSINESS

Dave Swoboda

—Building painting update:

-Total cost for the project was \$65,437.50. This leaves a reserve balance of \$13,100.00 going forward.

NEW BUSINESS

Mike Arnold

—Late HOA monthly fee discussion

—Mike recommends the late notice option through Community Financials that assesses a \$25 late fee after 30 days. CF's \$10 notice fee will come out of the \$25 late fee. Community Financials sends a notice detailing charges and payments and will respond to questions by the delinquent homeowner. Any request to waive late fees will be referred by CF to the board for determination. Mike Arnold asked for approval for this from the HOA board. Dave motioned and Skip Van Kleeck seconded. All in favor and approved.

Dave Swoboda

— Rental lease and application review

- BTW HOA is having problems with homeowners who rent their properties not providing application and lease information **prior** to occupancy. BTW Board is asking residents who notice turnover at a unit to alert the Board.

— The HOA Board will research re-striping and numbering of parking spaces.

COMMUNITY COMMENTS

- Ray Welch says it's been 6 weeks since the sprinkler has run in his yard.

- Gary Lisowy said he's got moles in his front yard.

- Jan DuPont said the sprinklers inside the hedge line on Brighton have not been working.

- Both Gary Lisowy and Ray Welch said the irrigation system has issue with it not working properly. Gary suggested replacing sections of the system over the next 5 years. He volunteered to explore options.

- Dave Swoboda said the irrigation system is the most time consuming BTW issue with a great deal of effort put into it from the all-volunteer board.

- Jan DuPont asked if one person can walk around with irrigation company during their bi-monthly system check. She said she can't do it because she leaves town for 6 months.

- Gary Lisowy suggested each homeowner check their own sprinkler heads.

- Dave Swoboda shared that BTW budgets \$17000-\$18,000/year on the irrigation system.

- Charlene O' Hara has a neighbor with an Etsy business that she says violates BTW rules. It was explained to her that those rules were written in 1983 when working from home was not a common occurrence. Mike Arnold said some of the BTW rules are outdated and need to be updated to reflect current work situations.
- An arborist will be called to come out to review tree trimming and clean-up pre hurricane season.

ADJOURNMENT

Tom Hamilton

—Motion to adjourn meeting by President Tom Hamilton, seconded by Skip Vankleek.

—Meeting adjourned at 7:30 PM.