

# Majestic Oaks Homeowner Assn. Agenda – September 8, 2014

Call to Order – 6:30 PM

Call for Additions to agenda – approve agenda

Secretary Report – Reading/approval of August 2014 Minutes

Treasurer Report – Financials, collections/liens, foreclosures

President Report – Association status

VP Report – Landscaping

Director Report – Covenant Compliance, Architectural Change Request's

## **MOHA BUSINESS ITEMS**

**Old Business:** (Homeowner comments)

Covenant Compliance - grievance committee

Section 4 Roads - research status/in work

Majestic Oaks web site

**Action Items:** None

**New Business:** (Homeowner comments)

80<sup>th</sup> boundary fencing

2015 Budget

Vacant Lots status – landscaping/violations

Sheriff Dept. Donation

Adjourn Meeting

Footnote: As a meeting courtesy to those in attendance; when addressing the board and meeting members please provide your full name so all can know who is speaking from our community.

## President's Report

September 8<sup>th</sup>, 2014

The focus of August for Majestic Oaks was on several areas as we prepared for looking towards 2015 and the needs of our community. The budget for next year was a priority as we plan for some needed maintenance items like the 80<sup>th</sup> Ave fencing and the entrance walls to our community. The sprinkler system on 54<sup>th</sup> entrance was in need of servicing with sunken heads, incorrect spray heads, and some broken piping. With us now being on the county water it is prudent maintenance to have things operating properly and keep our water bills on track.

We are beginning to encounter some negative attitudes from owners with covenant issues in that they believe they are above adhering to the deed restrictions for the community they moved into and are required to comply with. The compliance program is striving to be reasonable, consistent, and cooperative within our community. Self management is a difficult situation with all the responsibility falling on homeowners to accomplish and accept. The actions of these few are the cause for increased legal fees if those types of actions are necessary. The attitude of suing the association also has a severe side effect in how it impacts our association insurance costs. The claim record for suits has a direct impact on yearly rates for an association. The other side of not enforcing covenants results in devalued and trashy looking communities.

The cost of our association insurance for 2014 was \$8,530. Research has begun with other insurance companies in an attempt to obtain lower costs. Our current agent showed little interest in working with me on checking into how we could lower costs. We've experienced poor responsiveness every time we contact that office. Renewal is in December each year.

The annual yard sale date for Majestic Oaks is going to be October 4<sup>th</sup> to coordinate with Bent Tree's. We have reached out to their yard sale committee to see if we can advertise in conjunction with them. Sept newsletter will contain yard sale information.

**Date:** Thursday, September 4, 2014 12:52 PM

**From:** hszab317@cox.net

**To:** Lee Holtman <LDHoltman@aol.com>, George Fisher <fishergeorgea@gmail.com>, Louis Colaianne <lcoly@embarqmail.com>, Lue Treblas <wtreblas@cox.net>

**Subject:** August Covenant Violations Committee report.

Here is the Covenant Compliance Committee report from Bob for August 2014.

Date: Thu, 28 Aug 2014 16:18:38 -0400

From: bobwatson@centurylink.net

To: hszab317@cox.net

CC: 9hotrods@embergmail.com; RightFirstTime@hotmail.com; lbartolomeony@cox.net; Jordan@yahoo.com

Subject: August Covenant Violations Committee report.

The Covenant Compliance Committee met on August 27th, 2014 at the Freedom Library from 1 PM until 3 PM. All members were present with the following absent: Ms. Harris and Mr. Zabrowski. Discussions included the current procedure for late curing of the violations, and what should be included in the September inspections. There discussions about the spread sheet and the work/time involved to maintain the document. Time was spent discussing the Presidents request for the committee processing the second violation document, tracking , time-line for fines and legality for the committee to select homeowners to violate and demand compliance per covenants section 6.4. The committee was in agreement that the Association had the authority with the board of directors completing the implementation of the second violation letter to any homeowner, as was agreed to by the President at the monthly board meeting. The member's voted to not assume the responsibility for second violation letter process. They agreed it was the sole responsibility of the President.

The August investigations and processed violations numbered 13 possible violation letters and 12 first violation letters sent certified mail. Thus there were 25 covenant investigations for the month. Total investigation for the year April 26th through August 22nd number 233 with first violations not cured sent to the board for resolution numbering 10.

Submitted

Bob Watson  
Covenant Compliance Committee Chairman