

Holly Point Meeting Minutes

4/16/24

Holly Point HOA Monthly Meeting held at 3156 Holly Point, Tuesday, 4/16/24 at 7pm.

Board members attending.

- Jason Abbott
- Leslie Henson
- Chris & Jessica Andrews
- Jay Nicholson

Homeowner Guest attendance:

- Johnathan Crafton

Action Items

- Meeting called to order at 7:07pm by Jason Abbott
- Follow up on yearly dues.
 - There are only six homes that are delinquent on 2024 dues.
 - Leslie will be visiting homes over the weekend to speak with homeowners.
- Follow up on communication with attorney regarding placement of liens.
 - Leslie corresponded with our attorney for clarification of requirements for placing a lien on homes delinquent in paying yearly dues.
 - Homeowners will be responsible for all attorney fees unless the HOA decides to work with the homeowner after the account has been sent to the attorney.
 - Leslie will be sending Dave the correspondence so it can be kept on file.
- Follow up on the front entrance.
 - Jason walked the front entrance and reported that it is approximately 130 linear feet the whole way around and from bush to bush along the front is approximately 70 feet.
 - Brick options were presented from Home Depot and Lowes.
 - A vote was held for the type of brick to use. Jessica motioned, Jay seconded, and all were in favor of the Jaxon Concrete Retaining Wall Block.
 - A vote was held brick placement around the garden. Leslie motioned, Jessica seconded, all voted in favor to place two layers of brick around the entire garden.
 - Leslie proposed removing the barberry shrubs in the garden.
 - Leslie provided pricing for Nandina bushes in the garden, 1 gallon at \$10 and 3 gallon at \$25. She suggested 13 bushes, seven in the back and 6 in the front. A vote was not held as an opportunity for other options is needed. A text thread vote was proposed to give one week for other options.
 - A date of May 4th was given for garden clean up with no date given for planting and mulch.

New business

- Leslie proposed charging a transfer fee to real estate companies for changing records. Other HOAs charge \$100-200.
- Discuss was held to charge \$50-100.
- **A vote was held for charging a \$75 transfer fee. Jay motioned, Jason seconded, all voted in favor.**
- Chris brought up violations of deeds and restrictions for trailers in driveways. There are a few homes that can park their trailers in driveways because the driveway extends to the side of the home, but being on a corner lot, it looks like they are in front. Currently, those homes meet the qualifications. Discussion was held as to whether there should be an amendment to the deeds and restrictions so that all homes must follow the same guidelines



A LOOK at the BUDGET

March 2024 Treasurer Report

- Beginning Balance:
\$12,662.17

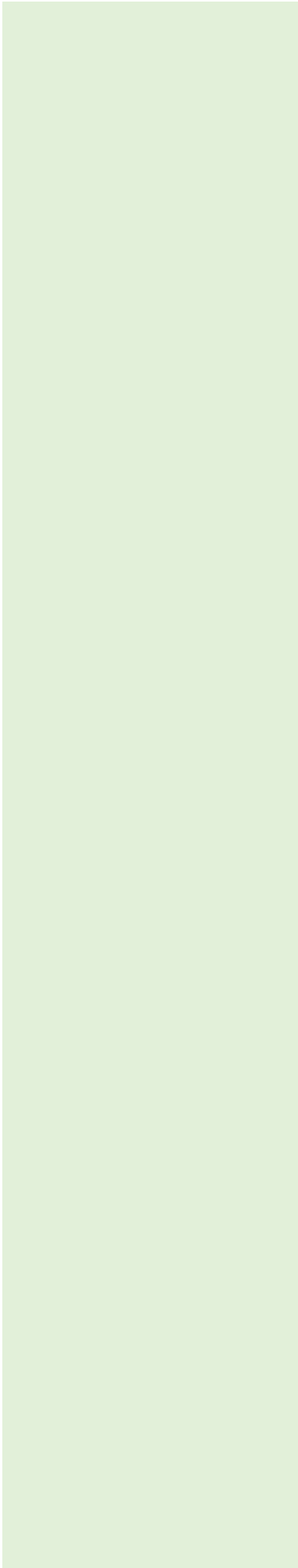
Credits

- HOA Dues: **\$1,357.00**

Debits: **\$54.73**

- CDE: **\$34.87**
- Square Refund:
\$41.50

Ending Balance: Mar
31st: **\$13,942.80**

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- Additional discussion was held about homes with trash and other objects in driveways and yards that violate the deeds and restrictions. All board members were reminded that pictures of the violation with the home's mailbox and number are needed before we can send any violation letters.
 - **Next monthly board meeting is set for May 14th at 7pm.**
 - Meeting was adjourned at 7:57pm.