



# Holly Point Meeting Minutes

1/09/25

## 2025 Holly Point HOA Board

### President

*Jason Abbott*

### Vice President

*Cori Rowland*

### Treasurer

*Leslie Henson*

### Secretary

*Kari Ramirez*

### Committee Members at Large

*Dan Dickerson*

*Denise Williams*

*Brett Wade*

*Jonathan Crafton*

*Jay Nicholson*

*Thomas Terry-Menendez*

*Dave Helton*

## Annual HOA Meeting

Annual Meeting held at Living Hope Baptist Church  
January 9<sup>th</sup>, 2025 at 7pm

### Board members attending:

- Dan Dickerson
- Cori Rowland
- Brett Wade
- Leslie Henson
- Jason Abbott
- Denise Williams
- Jay Nicholson
- Jonathan Crafton

### Guest homeowners in attendance:

- Thomas and Megan Terry-Menendez
- Kari and Norvin Ramirez

Meeting called to order at 7:03pm by Dan

### Recap of the Year

- Thanked Dave for taking the lead and majority of the task revamping the mulch area of the front entrance as well as everyone else who participated.
- Reviewed the success of the yard sale even though it had to be postponed due to the weather.
- Thanked Jason for taking the lead on the Hot Cocoa Social. Even though there was bad weather, it was considered a success because the board was able to meet with members of the community who were brave enough to come out in the rain.

### Treasurer's Report

- Leslie gave the December treasurer's report as well as the annual report with a recap of activity for the year.
- There are four homes that are delinquent on their 2024 HOA dues.
- Leslie will send letters to the four homes who have not paid their dues. If dues have not been paid within 30 days, she will visit the homes in person. If the dues are not paid 14 days after visiting, the homes will be turned over to the HOA Attorney to be handled.

### Open Discussion

- Cori discussed the possibility of putting signs up at front and back entrances to Holly Point.
  - The steps needed to be taken to install signs were discussed and to move forward Cori will research the cost of making and install signs, Denise and Brett will speak with the homeowners at each end of Holly Point to obtain permission to install the signs, and Dan will look into city codes for rules and regulations regarding the posting of the signs.

- Cori Rowland brought up giving Welcome baskets to new homeowners with a copy of the deeds and restrictions.
  - Denise will revisit the cost of putting together welcome baskets.
  - Leslie will revisit renting a storage unit for holding HOA documents and supplies which will give space for storing gift baskets.
- Cori Rowland brought up and it was agreed that everyone would like to see more community engagement events after the success of the hot cocoa social.
  - Proposed events include 4<sup>th</sup> of July block party, making the hot cocoa social an annual event, and possibly another youth based event such as a water slide.
- Thomas Terry-Mendez asked about the age of the HOA and if the deeds and restrictions were written to conform to city codes at the time. He inquired because the city codes have been amended to allow chicken coops on properties within city limits.
  - It is currently against HOA deeds and restrictions to have chicken coops in Holly Point, but he was encouraged to write and bring a proposal to amend HOA deed and restrictions to a future HOA meeting. It then can be reviewed by the HOA lawyer and possibly voted on by the residents of Holly Point.
- Karie Ramirez asked about who's responsibility it is for the repair of yard damage due to water lines and about approval needed for maintenance and repair of driveways.
  - It was discussed that the responsibility of yard repair is dependent on where the damage is. If damage is between the water main and the street, it may fall on the city for repair. If the damage is between the water main and the home, it falls on the homeowner for repair.
  - For driveway maintenance and repair, if the homeowner is only repairing the driveway, no approval is needed from the HOA board. If the homeowner wants to expand the driveway, a proposal needs to be submitted to the HOA board for review.

### New business

- Retroactive approval of reimbursements
  - Reimbursement to Jason for the hot cocoa social was motioned by Brett Wade, seconded by Dan Dickerson, and all voted in favor.
  - Reimbursement to Leslie for administrative maintenance was motioned by Dan Dickerson, seconded by Denise Williams, and all voted in favor.
  - Reimbursement to Leslie for dues mailing supplies was motioned by Denise Williams, seconded by Brett Wade, and all voted in favor.
- The letter mailed to 3139 Holly Point for 2025 dues was returned as undeliverable. The homeowner is presently stationed in Oklahoma, and we need to obtain new contact information.
- The current HOA attorney is Scott Weis in Nashville. Leslie prosed switching to Wes Inscoe who is local to Clarksville.
  - Leslie will obtain additional information about Wes Inscoe and invite him to attend a future HOA meeting before any change is made. Action was motioned by Jonathan Crafton, seconded by Brett Wade, and all voted in favor.
- Writing a \$100 check for donation to Living Hope Church for use of the facility was motioned by Jason Abbott, seconded by Jonathan Crafton, and all voted in favor.
- Dan Dickerson proposed that monthly HOA meetings be changed to every other month on odd numbered months.
  - **The next HOA meeting will be held on 3/18 at 7pm at 3156 Holly Point.**

### Board Elections

- Dan Dickerson stepped down as President of the HOA. Jason Abbott stepped down as secretary of the HOA.
  - Jason Abbott was nominated for president by Dan Dickerson, seconded by Jonathan Crafton, and all voted in favor.
  - Karie Ramirez was nominated for secretary by Leslie Henson, seconded by Brett Wade, and all voted in favor.
  - Cori Rowland will remain the vice president and Leslie Henson will remain the treasurer.
- **Meeting adjourned at 8:10pm.**