

Barbour Manor Homeowners Association

6 pm, February 7, 2017

Norton Elementary School

Present: Sally Johnson, President; Joe Rich, Vice President; Dana M Martin, Secretary; Jason Dour, Member at Large; Bill Shannon, KMS Property Management; Officer Grider, and homeowners

The meeting began with a welcome and introductions.

Minutes of November 15, 2016 were read and accepted.

Treasurer's Report:

Bill H. gave an overview of HOA dues. He explained the request for an increase of the annual fee to \$200:

- Considering the 295 member homes, we should collect about \$44,250, but there are dues outstanding.
- Projected spending for 2016-2017 is \$51,145 as it has been for the last 2 years. At our current fee, this is about a \$7,000 shortage for past years and projected for this year.
- We need to have \$40,000 in reserves.
- We need to take action or we will have a \$0 balance in our account within 3 years.
- An increase in dues to \$200 should keep us solvent for at least the next 5 years.

The board discussed the process required for raising dues. This involves prerequisite meetings.

New Business

1. Bill H. recommended our contract with Action Landscaping for Apr 1 – Mar 31, 2017-18. The costs increased for mulch. Leaf removal cost was adjusted to reflect work done. The contract includes additional services for flowers and mowing to the overpass. It was moved and seconded. Some concern was expressed about the cost of and if there is a need for flowers. Sally will poll the HOA to see if this is a concern that needs to be addressed with the next contract.
2. Bill H. reviewed our contract with Waste Management. They will renew with us for 4 years at our current rate. Some members pointed out a discrepancy with rates mentioned and what we pay. Bill will confirm the rates. Motion was made that if the rates are the same, then the contract will be accepted.

KMS Property Manager's Report: Bill S. gave an update on the DOR violations and dues.

Bill spoke with or contacted homeowners in response to complaints about parking on the lawns at the front of the subdivision.

He reported that a law has passed now requiring realtors to inform potential buyers of the existence of an HOA and its dues. Information needs to be very visible, not hidden.

Clarification was given regarding the restrictions on the percentage of renters allowed in the HOA. A question was raised as to whether the HOA can charge higher dues to rental owners. Bill will research and advise.

Old Business

- Block Watch – Dana reminded us that a volunteer is needed for about every street for a block watch to be active. This has been tabled for now. Sally will include this in the survey to measure interest.
- Sound walls update – Sally spoke with our State Representative Ken Fleming and he has said he will work with us on this. Updates will be forthcoming.

7:25pm meeting adjourned.

Respectfully submitted,

Dana M Martin
Secretary, BMHOA