

Edmund Park HOA Annual Meeting

March 25, 2008

Haygood School, Morningside

1. A total of 33 households were represented (19 in person; 14 by proxy). To have a quorum there must be 44 households represented. Because there was no quorum, no official business could be conducted and no elections could be held. The Board held an informational meeting for those residents in attendance and will plan to appoint any new members at the next board meeting. Board members present: Mike Ryan - President, Doug Hodge – Treasurer, Kevin McClain – Secretary, John Mattis - ACC, Dave Pitfield - ACC, and Sara McClain – Social Chair.

2. Reviewed Officer and Chair Reports

(a) **President's Report** – www.president@edmundpark.net

Mike communicated that we did not have quorum and reviewed the current board positions and openings. Mike explained the Board's approach to increase neighborhood communications through the newsletter & website and our accomplishments within the neighborhood this year including the speed limit sign installations. An **action item** was taken to determine how to incorporate resident input into the future newsletters. Mike increased awareness of aging neighborhood issues including the detention facility as well as Edmund Park Drive and Edmund Court being private roads where all maintenance and up keep for these roads is the HOA's responsibility.

(b) **Treasurer's Report** - www.treasurer@edmundpark.net

Doug Hodge reviewed the 2007 budget and previewed our allocation of funds within the 2008 budget. Doug explained our reduction in fees with Access Management and explained why we increased the Social budget. Doug's review of the balance sheet highlighted our HOA reserve, which may eventually be needed for improvements to Edmund Park Drive.

(c) **Architectural Control Committee (ACC) Report** - www.acc@edmundpark.net

John Mattis explained the committee's responsibilities which include the enforcement of the HOA rules and covenants which pertain to home and yard maintenance. He reiterated that it is each resident's responsibility to maintain their homes and yards in a neat and attractive manner. All homeowners who want to complete major yard or external home projects must submit an ACC form for review and approval from the ACC. For instance, any resident desiring to paint their home must submit an ACC request form even if they wish to repaint their home in the existing color. John also explained that if you are looking to paint your house the same color as your next door neighbor, this request will not be approved.

(d) **Secretary's Report** - www.secretary@edmundpark.net

Kevin McClain explained the new EPHOA website, www.edmundpark.net, is an informational website and will provide all homeowners with updates on the neighborhood activities, board meetings, upcoming events, and newsletters. Kevin communicated that if anyone wanted to have their phone and address information removed from the Contact Information page on the website, they should contact him. Kevin explained why the Board needs to maintain contact information and requested that all homeowners provide their updated information to the Secretary.

(e) **Social Report - www.social@edmundpark.net**

Sara McClain reviewed the past social events within the neighborhood and discussed the upcoming events including the yard sale and next Ladies Night In. Sara also provided ideas on other social activities that have been suggested for this summer including a progressive dinner, Friday night happy hour, summer picnic and a chili cook-off.

3. Reviewed status of improvements/maintenance items and responded to questions regarding neighborhood maintenance

(a) **Responsibilities of the HOA**

Mike Ryan explained the HOA is responsible for maintaining all Common Areas, the private drives of Edmund Park Drive and Edmund Court, the brick area around the island on Markan Drive, the common driveway behind Kimberly Lane, the detention pond, all street lights within the Subdivision, and the landscaping in landscaping easements. Mike stated the streets, which we are responsible for maintaining, will need to be resurfaced in the next 2 to 3 year timeframe.

Mike Ryan and Vicki Walton provided details on the spot at the lower end of Edmund Park Dr just above the storm drains that is frequently wet. **Vicki confirmed there is no issue of this hole impacting the houses on Markan.**

(b) **Common Mailboxes, Flowerboxes, Fences**

The question was asked if we had considered new, larger mailboxes for the neighborhood. The houses on Edmund Court and Williams Craft homes on Edmund Park have larger, nicer mailboxes that the Board will research to determine if these should become our new standard. **Action items** will be taken to post a few mailbox samples onto the HOA website and to discuss the topic in the upcoming HOA newsletter. Based upon research and feedback, the Board will determine if a standard mailbox will be required for those residents looking to replace their old one.

A concern was raised on home's with wooden flower boxes and their deterioration. We did not agree on next steps; however as an **action item**, the ACC will assess houses with deteriorated flower boxes and follow up with notes as needed for replacement.

Several people have asked/complained about the condition of the white picket fence along E. Rock Springs Road and the wood fence that runs behind the houses on Edmund Park Drive and Kimberley Lane. Mike explained that the individual homeowners are responsible for the upkeep of the fences surrounding their homes, not the HOA. However, we discussed possibly supporting the development of new, common fences with money from the HOA reserves. The Board has taken the **action items** to select different sample fences, gather related cost estimates and then discuss with this topic with residents that would be impacted with this change.

4. Other issues from the neighborhood: The only issue raised during the meeting pertained to the two houses on Kimberly that are still in progress of being built. Mike explained that he talked to local code enforcement authorities, and they informed him the pace of the work on these houses meets code. The Board will take an **action item** to ask the developer to cut the grass and keep it maintained as well as remove the port-a-john.