

HOA – The Springs at Osceola

HOA Meeting

Called to order at 7:03pm February 24<sup>th</sup>, 2023 by President, Tim Miller

All board members in attendance. Every board member introduced themselves to the group. One board member was on Zoom. One non-board member was in attendance.

**Financial Review:**

All financials were approved.

Question for Rocktown Realty – Is the CD set up for the HOA money?

What is the process of letting owners know that the HOA dues are due?  
email? Letter being sent out?

We would like for a letter to be sent out 1<sup>st</sup> about dues being due. Then a follow up overdue letter.

**Architectural Review:**

Vance Home: Not approved yet. We are requesting for a site map of where the house will be on the property. We want to make sure that the Vance's builder knows that all gas tanks needs to be buried. They can not be exposed.

We would like to know all lots without homes on them have had their homes approved by the previous ARC.

Patel Property- Sunroom - Approved by the ARC.

**Old Business:**

Landscaping - Retention pond bush hogging estimate from Sprouse Lawn Care at \$1300  
the board would like to get a few other estimates.

Gary Crummett has referred Shifflett's and they have looked over the area with Gary and Charlie K. We have been told they will do it for \$1,000 but we do not have an official estimate.

- We would like to have bids for mowing lots.

We are waiting on a bid from Pugh as well for the mowing of lots.

The commons/retention pond areas needs to be bush hogged 3 times per year.

A notice needs to go out to all owners in the 2 & 3 Phase about mowing on both sides of the sidewalk. These areas are no longer being mowed by the HOA and the owners are responsible for them. Once we have an official landscaper for the neighborhood, we want that information to be included on the notice so that owners can contact them and arrange for their lawns to be mowed and pay them directly.

Entrance Sign: still no progress. The Phillips are willing to have the entrance sign on their property but we have to work with them on how much area we want for the sign and how much of the area the HOA will take care of with mowing. The sign would be the best on the other property of the Madhani's but they are in the process of selling their lots. The sign will continue to be a topic of discussion.

Asphalt at the Entrance off of Spaders Church Rd: still no process. No estimate. Who is responsible for for this? State or HOA?

Lindsey is going to update the Platt sheet with the owners names on the map.

**New Business:**

Reviewing covenants: Charlie King has many changes he would like to make to the covenants. One he gave us a written-out statement with his suggested changes. The Board agrees with some of the changes but does not want to have specific sizes measurements for the 2<sup>nd</sup> structures on property. The Board has agreed to spend money and have the covenants changed with the 66% approval of all members of the HOA. We need to know what the best square footage is. The County states no more than 1500 sq. ft. for 2<sup>nd</sup> structures on properties.

Update ARC form adding expected Start date and end date on the form.

Landscaping will continue to be old business for next meeting.

There is concrete on the road outside of the Hashar residence that needs to be cleaned up.

Possible neighborhood event in the summer.

**Next Meeting: May 16<sup>th</sup>, 2023. Time & Location not determined yet.**