



Recap of August Meeting & Updated Agenda

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Agenda 091125.docx;

Here is a recap of last months meeting in lieu of meeting minutes. I have also attached an updated agenda with additional new business.

Quick recap

The board meeting covered financial updates, property maintenance issues, and community events, with discussions about the pool schedule, grounds maintenance bids, and upcoming activities including Bingo night and National Night Out. Members reviewed architectural control requests, addressed HOA violations including unauthorized home modifications, and worked on implementing a fine schedule with a proposed \$50 weekly fine structure and a \$1,500 cap for covenant violations. The board also discussed property maintenance standards, approved replacing a dead tree near the pavilion, addressed delinquent homeowner payments, and considered improvements to park areas including grass quality enhancement and sprinkler adjustments.

Next steps

- Gerry and Matt: Meet with Kevin to discuss specific walkway maintenance bids.
- Board: Finalize the fine schedule, including dollar amounts and caps.
- Adam: Draft a formal amendment to the bylaws/covenants with the agreed fine schedule and send it to the lawyer for review before the next meeting.
- Adam: Include language in the fine schedule about the process for Board approval of fines and the initial notification without fines.
- Adam: Develop language for the business operation fines and consult with the lawyer to close loopholes.
- Board: Prepare amendments to the covenants/bylaws for implementing the fine schedule.
- Board: Develop a plan for approaching homeowners about the vote on fines at the next meeting.
- Board: Aim to collect 80 votes to approve the amendments by the October meeting.
- Board: Conduct an audit to identify homeowners who would be impacted by the new fine schedule and give them a heads up.
- Cody: Get the third camera installed and operational before the next meeting.
- Cody: Contact the handyman to discuss the design for the camera shelter at the pickleball/basketball court.
- Cody: Research and find a cost-efficient replacement fridge for the pavilion.
- Emily: Coordinate with other HOAs for the National Night Out event on October 7th at Salado Park.

- Emily: Send out Facebook and email blast with more information about the National Night Out event once details are confirmed.
- Emily: Create and share the social events calendar through the beginning of January.
- Gerry: Continue discussions with the homeowner about the disconnected light before proceeding with Dale's electrical quote.
- Gerry: Check if permits are posted at the house being flipped next to Cody.
- Gerry: Ask the house flipper to submit an ACC request for the exterior changes including the dark paint color.
- Gerry: Send out Emily's email about the Bingo event.
- Gerry: Send pictures of problematic fences to the board during weekly walkthroughs for assessment.
- Gerry: Check if there's an existing lien on Marshall Lewis's property and file another one if needed after another month.
- Gerry: Try calling Marshall Lewis and his son regarding outstanding payments.
- Gerry: Follow up with the realtor about Terrace Lawn payment and file a lien if payment isn't received soon.
- Gerry and Matt: Continue monitoring Park Landscaping's performance to determine whether to continue with them.
- Matthew: Purchase and plant the cherry tree replacement for the dead Bradford pear near the pavilion.
- Adam: Text Josh regarding Maple View dues.
- Adam: Message the Nagy family about their overdue dues if Gerry doesn't hear back from them.
- Adam: Address the Regal Hill 21 payment situation.
- Adam: Look up the bylaws regarding special meetings and voting requirements for changing fine schedules.
- Adam: Resend the bar article about the HOA law changes regarding fines to all board members.
- Margaret: Find out what's happening with the Kings Crest homeowner who has missed payments.
- Tana: Update the action item tracker for the next meeting.
- Tana: Forward Marshall's son's email address to Gerry.
- Tana: Add "top dressing the park" to the project list for future consideration.
- Board: Maintain higher standards for park property maintenance to justify enforcement of homeowner violations.

Summary

Pool Operations and Financial Update

The meeting begins with a discussion about Ken Savage, who was hospitalized after being found unconscious for two days. The group reviews financial information presented by Gerry, showing a positive cash flow of \$1,685 with a checking balance of \$32,271.45 as of July 31st. Tana confirms the pool will remain open through September with mobile attendance only on weekends, and the group discusses post-season needs including a new fence, refrigerator, and toy bin. Cody volunteers to search for a cost-efficient replacement refrigerator, and there's a brief discussion about maintaining an action item tracker.

Grounds Maintenance and Electrical Evaluation

Gerry and Matt are evaluating grounds maintenance services, having received bids from Kevin and planning to get another bid next week. They note Kevin's inconsistent performance and are working on getting specific pricing for different areas rather than a flat rate, as some walkways don't need maintenance. Regarding an electrical issue, a disconnected light that normally gets power from a homeowner (who is an electrician) remains unresolved after several months, and while they have a quote from Dale for repairs, they plan to contact the homeowner again before taking action.

HOA Community Events and Concerns

Emily announces that Bingo with pizza dinner is scheduled for this Saturday, and Gerry will send out the information email after the meeting. She is also working on a calendar of events through January and

mentions participation in National Night Out on October 7th at Salado Park, coordinating with other HOAs for a potluck-style event. Nick reports three architectural control requests since the last meeting: one fence on La Bolsa and two solar panel installations. Cody raises a concern about the Bam Burgers' house on Overmead that appears to have been unfinished for over a month.

Neighborhood Updates and Property Concerns

The group discusses several neighborhood issues including Nancy's home addition which involves both internal reconfiguration and an external addition for an office. Gerry reports addressing violations at a house being flipped that was painted very dark without ACC approval, noting that while the HOA doesn't regulate house colors, the owners should still have submitted a request for exterior modifications. Cody provides an update on the community cameras, explaining that one camera was destroyed by water damage and they're working with a handyman to build a protective shelter for the replacement camera at a cost of about \$250. The group also briefly mentions that an electrical issue in the archive room was resolved by replacing a blown outlet.

HOA Fines and Violations Overview

Adam presents a cheat sheet for HOA fines, emphasizing they are discretionary and can be waived if issues are fixed within a month. The group discusses the proposed fine amounts, with Court suggesting that the \$50/week fine for operating a business is too low to be effective. Adam outlines various violations including unauthorized alterations to common areas, non-residential use, temporary structures as residences, construction standards violations, easement obstructions, noxious activities, property maintenance issues, sign restrictions, animal restrictions, trash requirements, and vehicle parking regulations. Nick confirms that existing structures are grandfathered in and not subject to new construction standards.

HOA Fine Schedule Implementation Process

Adam discusses the process for implementing a fine schedule for HOA violations, explaining that the board needs to agree on dollar amounts, determine what violations are curable versus incurable, and amend the bylaws accordingly with a two-thirds vote (80 homeowners). Tana expresses concern about giving the board unlimited power to change fine schedules in the future, leading to a compromise where any future changes would require a park-wide meeting with homeowner input. The board generally supports a \$50 per week fine with a \$1,500 cap and a 30-day remedy period. Adam plans to draft formal amendments for review by the next meeting, with implementation targeted for January 1, 2026, giving homeowners time to remedy potential violations.

Property Maintenance Standards Debate

The board discusses what constitutes a finable offense for property maintenance, with Tana arguing that the park should be held to higher standards than individual homeowners before issuing fines. Adam agrees that board property should set an example but notes that maintaining a 9-acre park is different from simple fence maintenance. The group debates enforcement standards, with Gerry pointing out that their standards align with City of Dallas codes, while Nick argues that park property doesn't need to be perfect before citing homeowners for egregious violations. Court acknowledges both perspectives, noting the park's poor condition makes enforcement challenging but doesn't eliminate the need for basic property standards.

Covenant Violation Fine Schedule Revision

The board discusses the mechanics of implementing a fine schedule for covenant violations. Adam proposes a \$50 initial fine amount (up from the current \$25) and a \$1,500 cap before additional remedies are pursued. The group agrees on a process where Gerry would send an initial notification with no fine attached, and monetary fines would only be imposed after board approval if the issue isn't remedied within 30 days. Marc, Tana, and others support this approach as it balances efficiency with proper oversight, and Adam will draft the formal amendment to the bylaws for legal review before the next meeting.

HOA Home Business Rules Revision

The board discusses revising the HOA rules regarding running businesses from homes, with Stephanie suggesting a \$500 weekly fine to discourage such activities. They agree to refine the language to close

loopholes while ensuring legitimate home offices aren't unfairly penalized, with Adam promising to consult their lawyer. The group also discusses fence maintenance standards, deciding that while missing slats warrant fines, they won't be as strict about staining or painting unless the fence is severely dilapidated, with Gerry offering to send photos of questionable fences for board review during his weekly inspections.

Tree Replacement Approval for Pavilion

Matthew seeks permission to replace a dead Bradford pear tree near the pavilion with a smaller flowering tree, likely a cherry laurel, which would grow to about 15 feet tall. Cody expresses concern about planting a large tree near the existing live oak but supports the smaller flowering tree option. The board informally approves Matthew's request without a formal vote, with Marc noting that homeowners have expressed interest in more flowering trees for visual variation throughout the year.

Homeowner Payment Delinquency Status Update

Gerry reports several homeowners are behind on payments, including Marshall Lewis, whose property may need a lien as his son has left and he's not returning to the house. Tana confirms Marshall's ex-wife and brother were selling his car, indicating he won't be back. For Regal Hill 21, the homeowner called to explain he's short on August payment due to hospitalization, and Adam agrees to handle this situation. Regarding Terrace Lawn, Gerry sent a pre-lien notice but then spoke with the realtor who promised to get the bill paid, so Gerry will wait a week before filing a lien.

Park Maintenance and Improvement Updates

Gerry reports that most residents have paid their dues, with only a few lawn violations that were promptly addressed after notices were sent. Cody suggests top dressing the main areas of the park to improve the grass quality, which could enhance the park's appearance and potentially increase community pride and usage. Matthew mentions that all sprinklers are now working, with the next step being adjustment of the heads for proper coverage. Marc proposes concentrating improvement efforts on specific areas of the park while considering alternative uses for other sections, such as walking trails.