

1.31.19 The Villas at Andover- Annual Meeting Minutes

HOA BOD meeting held at Lexington Public Library Eastside at 3000 Blake James Drive

CALL TO ORDER; 7:04 pm

Present: Shuck, Slater, Gawthrop, Antrobus all BOD & Ms. Julie Begley/All Points.

Sign in list was provided and is attached.

Call to order by Tim Shuck President with Quorum present.

Last year's meeting's minutes were approved as written.

GUEST SPEAKERS:

- None attended

DISPOSITION OF MINUTES:

- Minutes reviewed and Mr. Haga moved to approve with second by Mr. Tomiach. The motion passed.

REPORTS OF OFFICERS, COMMITTEES AND MANAGEMENT:

- Bob Antrobus reviewed the 2018 Budget and answered questions.
- Tim Shuck reviewed the 2019 Budget, providing information on any changes which were due to the Andover Common Property adjustments and answered questions from the floor.

LANDSCAPE COMMITTEE- Greg Slater:

- Gregg reported on the 2018 contract points and improvements in services provided by Great Scapes. He noted several issues are under consideration such as the wet Summer Season, Nut's Edge and other weed treatments, driveway seam weeds, and leaf removal to possibly change schedule, or add one more pick up.
- Gregg took questions from the floor and reminded several owners that the schedule for mowing the common area property would be less than lawn care, and it should be adequate to blend in with weekly manicures.

REPORT ON GREENSPACE PURCHASE: Tim Shuck:

- Tim explained the details of the purchase, payments and future indebtedness regarding the common space. He answered questions from the floor. Tim also generally outlined the plans under consideration for the areas of the ACP to be developed and described the type of buildings proposed. He answered several questions about the proposal, and stated that the final decision will be announced when negotiations conclude.

FLOOR OPENED FOR NEW BUSINESS/ QUESTIONS:

- Owner asked for a 2019 Landscape Calendar to be placed on association's website so they can schedule their various yard work.
- Owner brought several concerns about the way Covenant Violations and compliance are being handled by the Board and Management. He asked the board if they supported the Covenants as written and indicated that he felt some are not being enforced. They included: Section 6(b) vehicle and truck parking, commercial trucks or vehicles on street and in driveways, fence- wood

fence is grandfathered, but new fences in question; signs- For Sale signs are allowed but the Sold signs are specifically in violation, He stated that Covenants require homes to be single family units (Article 5, section 1). He noted business use of properties, like the homes being used for renting short term rentals. Board should make further rules/restrictions relating to parking issues on street, and enforce the covenants as written.

- Tim Shuck explained the Association has sought a legal opinion regarding the short-term rentals, and explained that there would be more information provided in the future.
- Regarding Covenant enforcement, several Board Members talked about the Board's attempts to work with all owners who have had minor violations of the Covenants, as they want the community to be one where everyone is comfortable living.

HOA Voting Results: (actual ballot results are on file with All Points)

Julie Begley, of All Points counted and tallied the ballots.

We needed 30% of 38 or 11.4 for majority voting.

With 3 homeowners in arrears we needed 30% of 35 or 10.5 votes to approve.

For new BOD members:

- 1) Write In for George Tomiach was added during the meeting. He received 1 vote.

Two candidates were voted in for another 2 years.

Gregg Slater- 9 votes

Allis "Jo" Gawthrop- 16 votes

Gawthrop was elected for another two years.

- 2) **Budget:**

Vote passed with the majority needed- 16

Next Owner's Meeting: TBD

Adjourned 8:50 p.m.

Respectfully submitted,
All Points Community Management