**Lincoln Commons Homeowners Association**

**3rd Quarter Meeting Minutes**

**10/07/2020**

**Held via Zoom**

Call to Order: Brent Hale calls the meeting to order at 7:10pm

Roll Call: Jacque Guinane, Jordon Guinane, Jocelyn Farrar, Brent Hale, Travis Kemmer, Sina Walker, Hillary Catrain, Vanessa Bowman, Ryan Cunningham

Old Business:

1. Reserve funds and savings account
2. After costs of floods, we are at $79.447.26 currently from over $132,000 before flood damage costs
3. Flood costs are at $63,451.89 but 6 more invoices are expected
4. Maintenance for porches, rails, paint, etc.
5. Homeowner complaints have been made regarding maintenance issues
6. Bids are being collected
7. Searching for consistent handyman
8. Management company has been actively searching for handyman service
9. One bid was at $10,200 but covers everything that was noticed by handyman that needs repairs but does not cover paint costs
10. Do we want handyman that fixes every tiny issue or big issues that need to be primarily covered?
11. Looking into hiring part time maintenance man for the same cost that could be on the premises about 20 hours a week.
12. On demand issues that need to be fixed.
13. Paint touch ups possibly being done twice a year
14. Jocelyn proposes we keep Colorado Stoneworks, the Scoop, etc but add in a maintenance man that we could possibly hire part time and discuss cost sharing with Bradley Crossroads that could constantly upkeep the property as well have someone on the grounds that could find the issues that need to be fixed.
15. Management company will search for part time employee
16. Keeping property appealing as property levels are already raising

Travis logged off due to prior time comittments

1. Late Payments
2. Making exceptions to late fees due to mail taking longer than normal
3. Some checks have taken up to 3 weeks to arrive
4. Work done after the storm to prevent future flooding
   1. the French drain system in front of Perryville Point will be opened up and improved with additional outlets
   2. in the center island between Perryville Point and Little Rock View, drains will have additional outlets
   3. on the front side of Cold Harbor View, the curb will be cut out next to handicapped and a French drain with an outlet will be installed and will be run from 4651 Cold Harbor View to the street.
   4. some settlement around window wells will be fixed
   5. landscaper will be fixing two sinkholes on the southside of the detention pond as well.
   6. (this work has been completed)
   7. The HOA will no longer cover damages due to floods because the HOA is upkeeping responsibility to mitigate water. It is the homeowners responsibility to make repairs inside their homes.

New Business:

1. New Board
2. How voting was held
3. Ballots were accepted in person at 4646 Wharf Point on September 8, 2020 from 3pm-6pm
4. Everyone who was currently on the board is on the board for 3 years and not up for reelection so there were three open spots on the board
5. New members are Sina Walker and Hillary Catrain
6. Officers
7. Vice President is currently Brent Hale
8. Treasurer is currently Vanessa Bowman
9. Secretary is currently Jacque Guinane
10. President position is currently open
11. Brent Hale offers to step in as president
12. Travis is willing to fill the Vice President position because Brent offers to be president
13. Voting takes place: Motion has passed for Brent Hale to become President and Travis Kemmer to become Vice President by unanimous decision. Jacque Guinane will remain Secretary and Vanessa Cunningham will remain treasurer.
14. Flood Repairs
15. Cost repairs are currently at $63, 451.89
16. More invoices are expected to come in
17. 1 more invoice from house doctor’s
18. 5 more invoices from Arlun
19. Angel Sullivan
20. Not present
21. Board reiterates that flood damage costs will not be covered
22. Insurance company was directed to the Covenants
23. Political Signs
24. 7.6 of Lincoln Commons Covenants
25. Political signs may not be displayed
26. Upcoming election
27. Management company needs instruction on how exactly to handle these violations
28. Board instructs to follow Bylaws and Covenants to a tee
29. Sign will be removed if it is on common areas.
30. Violation will be issued on first offense, fine will be issued with second violation
31. Should we send out more direct statement or reminder?
32. Because there have not been any problems to this point, reminders will not be sent.
33. Online Payments
34. There has been a lot of confusion over what exactly homeowners owe because of the credit card processing fee
35. Should online payments be required to avoid confusion/
36. Online payments will not be required
37. Maintenance and Repair
38. We have been having issues with Tombstone Drain & Sewage company.

i. not open availability

ii. rushing payment

iii. window wells were left open

iv. all work was not completed when they claimed it was completed

v. blaming homeowners for incomplete work

vi. invoices are much higher than estimates

vii. inspection prices are very high if Board is wanting to have sump pumps frequently inspected.

b. Handyman has already been discussed

c. Companies eligible for contract renewal with be postponed for the next meeting

Jocelyn left meeting

1. Parking Issues

a. 7.12C in Covenants

b. Towing contract needs to be reviewed. Will be done at next meeting

c. Vehicles are being towed for violations

d. No one may park in a fire lane

e. HOA management must be there to sign off for Klaus Towing

f. Homeowners should be able to call Klaus if they are blocked in or out

g. there are NO assigned parking spots at Lincoln Commons

1. Insurance Claim Progress

a. adjustor has been on the premises

b. we are now waiting for the full report to be able to have the roof’s replaced

c. Homeowners will be sent a letter before the roofer’s tear off the roof’s.

1. Meetings for the next year
2. Postponed until the next meeting

The meeting is adjourned by Brent Hale at 8:26pm

Jacque Guinane seconds the motion.

Meeting has been adjourned

Continuation to this meeting will be held in November of 2020