

Annual Owners Association Meeting – January 25, 2022

The annual Spring Grove Creek Owners Association meeting was held on January 25, 2022, at Tuscan Slice restaurant. Twenty-one members were present, representing fifteen properties within the subdivision.

Paul Box opened the meeting with the introduction of board members followed by the 2021 year-end financial report prepared by Jenny Seymore, Treasurer. The Owners Association account balance as of 31 December 2021 stands at \$14,663.54.

Paul Box reviewed the old business items taken and researched during 2021, which include:

- Construction of website, hosting of website and ability to pay dues through the website (it was noted that there will continue to be items/information added through 2022 to it).
- Safety and through traffic remain a concern. The board has researched gates but have been told that without 100 percent vote from the neighborhood that the county will not consider this. The county is set to install 2 solar speed signs throughout the neighborhood in hopes that this is a first step to slow down vehicles.
- The HOA has constructed a new email address, SpringCreekGroveHOA@gmail.com, so that all inquiries and issues can be seen in one place.
- An Architectural Committee has been set in place to help ensure that any requests get seen and voted on for approval in a timely manner.
- New lighting was finally installed after two years of it being in the works at both entrances.

Patrick Sullivan and Rob Ficula have stepped down from their roles on the board, after serving our neighborhood for quite some time. Kristi Autrey, Ryan Pitts and Gary Lindsay offered to add themselves to the board ballot along with Paul Box, Evan Esselman and Jenny Seymore. It was voted on and Kristi Autrey and Ryan Pitts will take

their places and it was asked that Gary Lindsay consider replacing Ryan Pitts spot on the Architectural Committee.

In new business, there was discussion of needing to increase the yearly dues. The trend over the last few years has been for the expenses to exceed the income. It was brought for discussion that with the rise of costs for utilities, maintenance, landscaping and repairs that it makes sense for the dues to need to rise. There was a discussion opened to the property owners regarding thoughts and concerns on this increase.

Discussions were made regarding what that increase would need to be. The initial talk was of a \$50 increase per year. Several homeowners asked if that would be enough to cover the rise of expenses given that a \$50 per year increase still would not cover the cost of 2021 expenses. A homeowner suggested that we consider a \$100 per year increase instead so that the board would not need to consider an additional raise in dues so quickly in the future. The board agreed to take all concerns and thoughts into consideration before making a decision on the amount of the increase.

Concerns were made about how we can investigate any areas that would help decrease the cost of utilities. Tim Burleson suggested we contact Navarro County Co-op to find out if all of our streetlamps could be combined to one meter in an effort to possibly save funds due to minimum base charges. The board has promised to look into this idea.

An idea was posed that when it comes to the entertainment portion of our neighborhood gatherings (4th of July, Halloween Spooktacular, etc) that we continue to request donations to help cut any costs for these. Pokey O's was one entertainment cost during the 4th of July firework show last year. It was suggested that this year we give out tickets for each person in each household but that any guests to the neighborhood would pay for their own – in effort to cut this cost. It was noted that everyone greatly enjoys the neighborhood gatherings and would like to continue them and even possibly add a few more throughout the year but to find ways to do this without the HOA fund incurring substantial increased costs. It was discussed that there be a Neighborhood Entertainment Committee. Gretta Simmons and

Matt Authier have offered to be a part of this committee and welcome any other homeowners that would like to help with this.

It was also discussed that the HOA could really use a small storage area for all the Christmas lights and records that are currently stored in several of our attics and offices. It was asked if there was anyone that had space that could be utilized for this. Allison Sullivan suggested that their business storage spaces could be a possible option and would check with Patrick on this.

The meeting was adjourned with no additional questions from the members present.