

AMITY HOA BOARD MEETING
Oct 20, 2022

1. Call to Order

The meeting was called to order at 6:04pm by BOD President Lee Caufield. Board members Nellie Williams, Rich Rogers and Patrick Burke were present. Mr. Caufield gave a reminder of the January elections to replace Board members whose terms will be expiring. Emails will be sent including information on the open positions and instructions. Applications will be available through the HOA manager to the entire membership prior to elections. One vote per lot will be allowed.

2. Review and Approval of Minutes from Directors Board Meeting on 7-21-2022

A motion made and carried to accept the minutes as recorded.

3. Financial Report

HOA Manager Bill Jones presented financial reports through September, 2022. These reports, along with July 21st minutes, were attached to the agenda and sent out to all HOA members. A motion was made, seconded and carried to approve the financial reports as presented.

4. The floor was opened to Members of the Association to address the BOD

-a resident asked about in-person meetings to possibly increase attendance – it was determined to wait for a decision at this time.

-Another resident asked for the board to explain the maintenance fee. That information was provided by Mr. Caufield.

-Another resident asked if we operated on an annual or fiscal year. It is annual.

-Another resident asked if there was any quality control on the Amity Estates Facebook page due to the recent onslaught on rude comments and folks using it to sell items. As the HOA does not own or control the page, there is no solution at this time.

5. Discussion of the vacancy on the BOD

As Stacy Brown has left the neighborhood, there is a vacancy on the BOD. After some discussion, a motion was made to leave the position open until elections at the next meeting. The motion was seconded and carried.

6. Discussion on Recommendation to fill 3rd ARC committee member

Rick Myers reviewed the applications received for potential ARC members. His recommendation was to bring resident Josh Musselman onto the ARC based on experience. Rick reviewed the ARC workload this year and stated the average process time to review an ARC application is 8 days. A motion was made to accept Mr. Musselman as the 3rd ARC member. The motion was seconded and carried.

7. Update of the Amity Estates HOA website

Patrick Burke is overseeing input and suggestions. Legal requirements must be met as well as common sense for set-up and content. Rick Myers and Rick Gillette are working on this. The website is about 80% complete. AmityEstates.org, AmityEstatesHOA.com and AmityEstatesHOA.org are all available for our use.

8. Update on status of Oncor and the power installation at 1670

Work on the signs is complete. Currently we are waiting for Oncor to install the power to the new set-ups behind each sign. The new set-ups include portals for holiday lighting.

9. Discussion of current status of the drainage ditch

The BOD is working on a 3-tier approach to the drainage ditch. 1st, perform basic clean-up of the ditch, removing trees that have grown. That portion is complete. 2nd, Regrade ditch level to allow for proper drainage, adding a cement V at the bottom to insure proper drainage in the future. 3rd – Turn the ditch back over to the landowner residents to maintain. The affected homeowners will be given notice of their individual responsibility regarding the upkeep of their portion of the ditch.

The small retention pond on Day Dr was noted to have a tree growing in it. That property is

controlled by the HOA. An order has been placed to clean up that area.

10. Distribute and discuss the review of the Certificate of Formation and Declaration CCR Phil documents and Administrative updates

Members of the BOD were required to review these documents in detail. An attorney will be hired to on these documents, as required by law. The BOD will then vote on their acceptance.

11. Confirm date for Annual HOA Meeting in January

Our Annual meeting was confirmed for Wednesday, January 25th at 6pm.

12. Adjourn

At 7:47pm a motion was made and carried to adjourn the meeting.

Nellie Williams – Secretary
On October 26, 2022