

## **Homeowners' Association of Southern Pointe Inc.**

### **Annual Meeting Minutes**

**April 19, 2022 – Wellborn Community Center**

Vicki Hillert called the meeting to order at 6:02 p.m.

#### Attendees

- Wallace Phillips, Developer/Director, Vicki Hillert, Director, Carrie Wilson, Director
- Melinda Pimentel & Kelsey Poston, Aggieldand Houses/HOA Management Team
- Frank Carroll, HOA Attorney
- See homeowner sign in sheet

Meeting minutes from last years annual meeting were approved and have been posted on the website.

#### Discussions

- Treasures Report
  - Review the 2022 Budget
  - Wallace Phillips motions to approve the 2022 budget. Carrie Wilson seconds that motion
- Developer Update Given by Wallace Phillips
  - Wallace stated that all timelines and information given are estimates and subject to change but the following are what in the plans as of current date.
  - Working on the second pond.
  - Phase 100 is pretty much built out, begin working on next phases in the next couple of weeks.
  - In about 6 weeks the demolition of old speedway racetrack will begin, timeline of other entrance is about a year.
  - When the next phases are completed, brings the pool and other amenities in hopefully 2024 (preliminary timeframe).
  - The 2 ponds will be stocked within the next 4-5 weeks. This will be catch and release only.
  - The front highway entrance will eventually be widened.
  - Question about the park wood chips from a resident and concerns of their children getting splinters from them. Wallace Phillips explains that the wood has been treated, it will not give splinters and the playground was dug 18 inches and was only required be 9 inches per code, the wood chips should eventually settle and be compact. The wood chips will remain, and are widely used throughout the industry. Our vendor said 85% of parks use the wood chips for a base.

- Recommendations on speeding and wanting speed bumps is to call Brazos County Sheriff's department or county commissioner office.
- Management Report & Financial Report given by Melinda Pimentel (see attached)
- Resident Topic To Discuss Form
  - Prentice & Ashley Wink
    - When will grass be put around the mailboxes?
      - Developer will look at this and address it. He was under the impression this was already completed.
    - When will grass be planted around the pond and the drainage areas fixed both around the pond?
      - Next 3-4 weeks
    - Will the developer be paying for the pool and all other promised amenities solely with no help from the HOA and no loans taken out against the HOA for the residents to pay for?
      - Frank Carroll stated that the amenities are ultimately owned by the homeowners, as in virtually all HOAs, the homeowners will ultimately pay for those amenities. The developer will explore available options for financing the build of the amenities.

#### New Business

- Utility Delinquency Procedure will be posted on the website.
  - 5 notices, after 5<sup>th</sup> notice if payment has not been made, fiber connection will be cut off
- 2023 Annual Meeting date will be April 18, 2023. Information regarding time, location and other info prior to the meeting will be sent to residents.
- Possible Community Events/Social Committee
  - 4<sup>th</sup> of July Fireworks – sponsored by the developer again this year
  - Fall Festival event
  - Christmas event
  - Sign up sheet was at the meeting. Volunteers will be contacted for a planning meeting in the future.
- 6:58 pm adjournment motion by Wallace Philips and Carrie Wilson seconds that motion.

## Southern Pointe HOA Management Report April 19, 2022, Annual Meeting

Lot count: 339. Homeowner: 165, Builder: 152, Developer: 22

Aggieland Houses is located at The Real Estate Gallery, 4121 State Highway 6 South on the 2<sup>nd</sup> floor. Operating hours are Monday – Friday 8:30 am – 5:00 pm.

### **Site Inspections:**

Homeowner inspections are conducted bi-weekly.

In 2021, 60 violations were sent.

21 – CCR 3.06 Rubbish or Debris: Trash cans visible from the street. Or Trash cans must be removed from the street promptly after trash pickup.

5 – CCR 3.22 Unsightly Articles; Vehicles; Garage Doors: Request to remove trailer/RV/Boat/Inoperable Vehicle.

34 – CCR 3.27 Maintenance of Lawns and Plantings: Request for lawn to be mowed or shrubs trimmed, or garden beds cleaned up of weeds.

To date in 2022, 40 violations were sent.

13 – CCR 3.06 Rubbish or Debris: Trash cans visible from the street. Or Trash cans must be removed from the street promptly after trash pickup.

1 – CCR 3.22 Unsightly Articles; Vehicles; Garage Doors: Request to remove trailer/RV/Boat/Inoperable Vehicle.

1 – CCR 3.23 (B) Prohibited Vehicles. (UTV)

25 – CCR 3.27 Maintenance of Lawns and Plantings: Request for lawn to be mowed or shrubs trimmed, or garden beds cleaned up of weeds.

Violations are sent as a notice only and a request for correction of the violation. No other action is taken on the management side other than follow up. Action is only taken after continued failure to correct the violation.

Builder inspections have are conducted on a weekly basis. At which time, we looking for trash and debris collecting on the site, overgrown landscape, street cleanliness, contractor vehicles blocking traffic and driveways. Notices and violations have been and will continue to be sent to builders as offenses are found.

Property inspection reports are sent to the directors monthly. Issues such as trash, overfilled trashcans, dead landscaping, overgrown weeds, etc. are reported. Typically, the developer sends a contractor out to address issues.

### **Financials:**

Monthly financial reports are sent to the directors. Quarterly reports and end of year reports can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>.

Other items like: HOA due information, governing documents, utility data, and common forms can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>.

### **Recommendations:**

Management recommends future edits in the CC&Rs to include verbiage regarding the following issues:

1. Seasonal decorations
2. Unsightly materials stored in the front of yards. I.e.: BBQ pits, building materials (bricks, lumber)