

August 1, 2019 SJNA Board Meeting Minutes

Present: Mark Harris, Mary Humphreys, Bob Darling, Chris Riggins, Thom South and Larry Crowder

Before meeting was opened by previous President Thom South (arrived later in meeting)
Treasurer's Report was given by Bob Darling. (attached docs)

- Statements were sent out 1 week ago with approx.. 77 members not paid. A \$25 fee will be instituted if payment received after August 31
- Was discussed to put names of Member in Good Standing out on the Facebook page, motion made by Mark to do so and seconded. Cindy Prokop carried out posting of the names and announcement on the St. John's Neighborhood page

Signs approved for Neighborhood advertisement of the FB group and website up to \$125

Thom opened the meeting at 6:32pm

Election of new officers was made:

Mark Harris, President
Mary Humphreys, Vice President
Cynthia Prokop, Secretary
Chris Riggins, Architectural Committee
Bob Darling, Treasurer

Chris Riggins will continue with Safety Committee

Mary Humphreys will continue with Beautification Committee

Cynthia Prokop will work on Communication Committee

Job Duties and Responsibilities' were passed along officers

Mark Harris was tasked with looking into Liability Protection Quotes from local insurance agencies.

Landscape expenses were disclosed to be estimated at \$280/month contracted with Olive Branch Landscaping

Adopting new bylaws and or rules to help with neighborhood issues such as people parking in lawns, disabled vehicles, lawn cutting requirements were discussed and how to legally adapt and enforce those restrictions. (attached email with lawyer) Further discussion was tabled until next meeting.

Loose talk was centered around neighborhood communications including Welcome Wagon and a seasonal newsletter to homeowners. Also was discussed having a neighborhood tailgate/block party type gathering this fall. Chris expressed interest in helping organizing the event, Mary added she would help out as well.

It was decided to create a website, Cindy would investigate and present options on the SJNA Board page. Old docs were given listing web hosting at \$250 per year as benchmark.

St. John's Neighborhood Association
Treasurer Report
7/31/2019

Beginning Balance \$ 66,396.65

Deposits

Deposit 7/5	1,550.00	
Interest	6.18	
Deposit 7/12	200.00	
Deposit 7/12	1,775.00	
Deposit 7/22	350.00	
Deposit 7/31	200.00	
	<u>\$ 4,081.18</u>	
		<u>\$ 70,477.83</u>

Payments

Utilities - Rounbabouts	26.16	
Utilities - Rounbabouts	26.23	
Utilities - Tyler	7.19	
One Source	200.00	
Mary Humphries - Signs & Yard Sale Ad	272.33	
Sprinkler Batteries	7.95	
Conway Sprinkler & Landscaping	96.03	<i>initial consult</i>
	<u>\$ 635.89</u>	

Ending Balance \$ 69,841.94

From: Lanita Rotenbury lanita@shanehenry.attorney
Subject: Re: Covenant Review - St. John's
Date: July 5, 2019 at 1:58 PM
To: Mary Humpreys 03mhumpreys25@gmail.com

From Shane:

Shane ③

It can apply to any infraction. It would be better if the board adopted a list of rules/fines and adopt into the bylaws. No parking in grass...no disabled vehicles...etc.

The only limitation would be legal rights of owner - such as a flag which is 1st amendment t right. It gets more difficult with those issues, you have to be vigilant to uniformly apply the rule.

Lanita Rotenbury
Paralegal to Shane A. Henry, Attorney
Shane Henry & Associates, PLLC
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On Tue, Jul 2, 2019 at 1:10 PM Mary Humpreys <03mhumpreys25@gmail.com> wrote:

Mary ②

Are you saying this applies only to late dues or can a lien be file for failure to comply with other C&R issues? Example: people parking cars in their front yard or putting storage buildings made out of aluminum?

On Jul 2, 2019, at 11:32 AM, Lanita Rotenbury <lanita@shanehenry.attorney> wrote:

Mary,

Please see the below information from Shane:

Shane ①

Mary -

St. John's Covenants and Restrictions, Paragraph 16: "Enforcement" allows the Board to restrain violation or recover damages by proceedings at law or in equity. One of the most effective recovery tools a HOA has by law is the ability to place a lien on a homeowner's property. The homeowner could be liable for the unpaid assessments, late charges, reasonable costs of collecting (attorneys' fees), and interest.

Covenants and Restrictions often contain specific procedures for the Board to follow in order to file a lien; however, St. John's do not. In your case, the process would need to go as follows:

1. Board needs to vote and approve a motion to start enforcement proceeding;
2. All people past due by XX days will be subject to the lien enforcement proceedings;
3. 30-day notice via Certified Mail of intent to file lien to the homeowner;
4. File lien on day 31.

To give you an idea of cost for this procedure, we typically charge \$125.00 for lien preparation, and the recording fee(s) vary depending on page count, but it is usually no more than \$50.00.

Please let me know if you have any additional questions.

Thank you,

Shane A. Henry

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