

CRSHOA Board of Director Meeting

Sunday April 6, 2025

Home of Paulette Brown

3pm

Emily Wiygul, Paulette Brown, Sharee Brewer, and James Green met at this time.

Sharee brought up a problem to the Board that she and Jimmy had been having with an owner who wasn't abiding the rules of the Facebook page. Sharee asked if the Board wanted something else done other than how the administrators were handling the situation. The Board had no request for changing how the administrators were handling the Facebook page. Sharee requested permission from the Board to edit the language of one of the group rules to mirror the language found on the Let's Talk Brandon page group rule related to advertising making it even more clear than how it has currently been handled. Permission was granted to edit the language – gist of the rule will stay the same.

Emily brought the Board up to date on where she was on calling a special meeting of the ownership. She has received permission of the Brandon Library to hold the meetings there. By-laws do allow the President the authority to call special meetings of the ownership. Emily provided a copy of the letter she prepared as the notice to the ownership which shows the agenda items and 3 dates. The letter also provided a brief explanation about the 50%, 30%, and 15% should we find ourselves in a position to vote for/against something. The Board agreed that they didn't want to have to make these decisions if we can't get 15% of the ownership to attend a meeting.

Agenda items were reviewed and include 1) making the phases uniform, 2) Late fee increase, 3) Removal of Renters, 4) Special meeting notification, 5) Assessment increase, and 6) Property Management. The Board went through the agenda items one at a time to discuss. All items will be presented to the ownership seeking input and interest and a vote called one way or the other if there are enough owners represented on the late fee, renters, and increase to assessment.

As to 1) the Board members addressed this as the requirement to stain the driveways and the different color roofs allowed. Board suggested that this be clear to the ownership that grandfathering would be respected – we wouldn't be asking anybody to go back and change what they have – but we are interested in thoughts to no longer require the staining of the driveway and moving forward all roofs would be a matching color when replaced. No other concerns with differences in covenants were expressed.

As to 2) Emily suggested the \$25 late fee is not big enough to encourage people to pay on time and thinks it needs to be bigger. Almost 18% of the ownership paid late this year. After discussion, a recommendation of the Board to the ownership was set for changing from \$25 to \$100.

As to 3) Emily knows of 3 homes that purportedly house renters. Insurance vendor advised that our rates will go up if they learn we have renters in the neighborhood. Board discussed the problem with not being able to hold renters accountable for covenant violations and the likelihood of this becoming more and more of a problem as people find they can make a good bit of cash inflow from renting. There was some objection to the labeling of this point in the agenda. The Board was clear that it needs to be stated that we were not in the “removal of renters” business that this section was to determine if the ownership was aware and to determine further if they object to it because it would require by-law changes to stop it. Once done, if done, then it would be up to the owner to come into compliance with the by-law change if one is voted on.

As to 4) Emily discussed the expense of having to continue to manage notifications by mail and would like to see some options to get modern – use electronic means – texts, emails, social media. Board believes support from the ownership is likely on this – most would prefer electronic means and it could save money having to only mail notices to those who choose to not rely on text, email, social media (meaning the official Facebook page) or the HOA website.

As to 5) Emily reviewed the budget again and suggested in light of the forthcoming project list, as well as comparison to the last 2 years of expenses, an increase in the assessment needed to be considered moving forward. There is no readiness for any emergency nor money to even enforce covenants – we can write-up a violation but have no money to waste recording fine liens if isn’t remedied. After discussion, a recommendation of the Board to the ownership will be for a \$75 increase beginning in 2026. That will still be less than most subdivisions in Brandon.

As to 6) Emily wanted to talk about the suggestion that has been coming forth for some time about using a property management company instead of an HOA Board. Emily relayed information from meeting with just one property manager to inquire about their services. As it turns out, if a property management company is approved for hire, the subdivision still has to have an HOA and an HOA Board for governance, decision making, and check-writing so the HOA Board won’t be replaced by the hiring of a PM if that is done at some point. For a fee, the property manager would cover the financial management of the HOA, twice monthly visits to the subdivision to look for covenant violations, all fining from violations of covenants, collections of assessments, late penalties, and recording and removal of liens - all the work that a volunteer board plus the work a bookkeeper is doing for \$200/month (\$2,400). This particular property management company’s fee was quoted as \$1,550/month for the entire subdivision. Annualized that is \$18,600. Divided across 319 homes would mean a necessary increase in assessment of \$58 per household per year. Emily noted the Board members were spending many hours a week on

HOA affairs and the work was much more than they had been led to believe it would entail when they agreed to serve. With the workload as is, it will be hard to get people to serve.

Meeting adjourned at 530pm. Next meeting set for Friday, April 25, 2025 at Brandon Public Library.

A handwritten signature in blue ink, appearing to read "Sharee Brewer", written over a horizontal line.

Sharee Brewer, Secretary, CRSHOA