

# North Tarrant Parkway HOA Annual Meeting

November 7, 2024

Meeting called to order by 7:00 p.m. by President.

## Treasurer Report:

- Reviewed spending/income highlights for 2024
- \$5k income surplus this year
  - Home sales good - gave us \$2,400 in resale certificates
  - Expenses were less than 2023
    - Water went down significantly after sprinklers fixed
    - Electricity went down
    - Administrative costs went down, partially due to a decrease in website services for a more basic package.
    - There were some extra costs to re-do the landscaping after the sprinkler fix

## Architectural Committee Report

- Approximately 5 -6 applications were submitted and approved last year

## Maintenance Report

- Landscaping change complete after sprinkler repairs
- Open issues: Brick entrance walls cracking. Company that built the walls a few years ago inspected them and determined it was their fault because the footings were not deep enough., They will repair the walls this November at no cost to the HOA.

## Governance Report

- Changes to the Bylaws, Restrictions & Covenants and the Fining Schedule were reviewed by the President. Those present discussed areas of concern submitted by homeowners on ballot.
- Only 18 online votes received re: bylaw changes- 12 of those approved them, 6 disapproved. Homeowners who did not vote online were counted as in favor per the Annual Meeting Notice.
- Comments or concerns included preferred higher percentage of homes that could be rentals - min 6 months - must go through board to rent your home - hardships also go through board. Discussed to increase from 10 homes to 20 instead which was approved by all in attendance.

- The new Fining Schedule was discussed.
  - Examples of past challenges- reason fees are needed to have some teeth in our bylaws.
  - Questions were asked about who enforces these bylaws and fees
  - Letters are sent by president, then followed up with door knocking by board members
  - We still have 2 outstanding HOA dues unpaid
  - Concerns brought forth re: businesses being done out front of resident's home
  - Concerns of neighbors who may need help with yard care etc.
  - Attendees agreed that adding anonymous form on website "see something say something" - president will send letters for any violations.

### **Board Vacancies and Nominations**

- Vice President leaving - Ernie Holloway nominated
- Treasurer will be moving away - nomination was received for Lonnie Smith to be new treasurer
- No one is interested in Social Committee Chairperson – therefore we will no longer have this committee. Attendance at social events has also been very low the past few years.
  - Will keep Toys for Tots and Garage Sale and 4<sup>th</sup> of July Flags
  - The other funds allotted will go back into the budget
  - No other Social activities (i.e. welcome baskets, yard of the month or pumpkins decorating contest)
- Architectural Committee - John Payne will Chair. Deborah Smith will become a new member of the committee.

All present voted to accept nominees if after they are contacted by president and accept.

Meeting adjourned at 8:30 pm.