

Regent Park HOA Board of Directors (BOD) Meeting Minutes November 11, 2015

Attendees:

Brian Mullen – President BOD

Glenda Mize - Vice President BOD

Stephanie Couch – Treasurer BOD

Scott Myrick – Agent for Regent Park Homeowners Association

8:15 AM the meeting is called to order.

- Scott Myrick presented the Regent Park Community Owners Association Violation Notices for the current period.
- Board received notice that Secretary Jeff Myers resigned from the COA Board. Glenda made a motion to accept Jeff's resignation, Stephanie seconded, and all approved – the motion was passed to accept Jeff's resignation from the board.
- The board discussed the empty board seat and the potential candidates. Specifically, the board discussed John Adams and his recent involvement with the golf course development committee. John has done an outstanding job amassing facts and building relationships with the groups involved, and since he was interested in the joining the board, we determined he would make an excellent candidate. Glenda made a motion to install John Adams into Jeff's empty Board seat, Stephanie seconded and the motion was passed.
- Board discussed our landscaping company Smith Grounds Management and the notice we sent them, notifying them that we were terminating our contract. Scott Myrick presented the board with 4 quotes for a new landscaping service, and the board narrowed those 4 service providers to 2. Board decided to go back to the 2 finalists for clarification on services provided, and to negotiate prices. Brian agreed to follow up with both services. Board also discussed having some individual necessary services performed on a one-off basis while the Board searches for the next landscaper.
- Board discussed the upcoming dues that will be due in January 2016. Although there will be no change to the dues amount, we discussed the method by which we communicate those notices to residents. For this coming cycle, we will send the standard payment coupon book. To save costs in 2017, Scott Myrick agreed to check to see if there was a cheaper printing option – perhaps a one-page sheet instead of a full-coupon book.
- Board also expressed its interest in going to a quarterly payment option for residents, and the restrictions that our covenants impose on the COA. Essentially, the Board cannot make changes without changes to the declarations, which require a significant membership vote. We decided to table the discussion until February 2016, when we would then take the issue to the COA attorney for opinion and to draft an amendment document. After that, we would theoretically then take the language to the membership, with the goal to get membership approval to make the changes.
- Board discussed the ARB and the potential to add members to it. John Adams was previously serving on the ARB, and by joining the Board, will vacate his spot on the ARB. Board agreed to ask around to see if there were interested members in the community to join the ARB.
- Board discussed the future possibility of asking the County to take on certain roads within our subdivision – specifically, the subdivisions that touch Regent Parkway (but not Heritage Drive). Based on a conversation between Brian and Councilman Michael Johnson, Board thinks there may be a possibility, and decided to continue to research the necessary steps and the downstream ramifications of such a transfer.
- Board discussed the recent complaints of wrong-way traffic on Heritage Blvd. and the necessity to add better signage. Scott presented quotes from the sign company, and the board agreed to proceed with installing better signage to alert drivers to the one-way nature of part of the road. As the Board continues to pave Heritage, we will continue to consider options such as painting arrows on the street. In the short-term, Scott Myrick and the board planned to meet on Heritage with Brian to decide exactly where the signs should go.
- Board discussed its desire to improve the holiday decorations around Regent Park common areas. Board decided to hire a vendor to install Christmas decorations in the main entrance on Regent Parkway as well as the back entrance onto Heritage Blvd. The Board is still finalizing plans with the vendor and will report more as the meeting was scheduled for a few days after the board meeting.

10:30 AM the meeting is adjourned