

ACC: July 09, 6:51 Jim, Stephanie , Beth, missing Candice and Liz

Suzanne posted the meeting notice on the mail board on 7/6 - and retired from the board this week,

Motion to approve minutes, Beth motion to approve, Steph second, all approved

Violation letters sent and received.

Lot 31, 149 Bridle Trace: cannot remove stain from driveway, has pressure washed lot in accordance with violation letter, Susan confirms she cannot remove stain. She also wants the board to review new fencing on Lot 34, that will be done after tonight's meeting.

The Board determined that the fence style is not in conformance with the community's and must be replaced.

From June 2015 minutes:

"Resident of Lot 25 requested permission to landscape with a retaining wall. Beth motioned to approve, Liz seconded all approved. Resident also wants to repair her driveway. City of Madison has 2 plats and City official (Chynoweth) did not believe the latest plat was legal. The 2nd plat was an amendment to the first plat. Jim will contact the city to find out what is missing from the filing of the 2nd plat. Maintenance Supervisor for the City of Madison (regarding erosion on her property) is waiting for an engineering report regarding the capability of using non-heavy equipment to repair."

Jim feels a contract lawyer might be needed to tell us exactly what needs to be done. Jim says the required signatures exist (2/3 of homeowners) and those signatures are here in the files.

Lot 25 resident would also like her neighbors fence (which has to be moved for previously approved lawn work) and gate to be moved further back on the property when it is time to replace it so that she can access the side of her house without entering her neighbor's yard,. Jim will look at it. The owner/neighbor in question says her gate is not locked and the yard can be accessed. Lot 25's retaining wall has cracks. Jim, Beth, and Stephanie will go to look at the situation after the meeting.

The Board reviewed the gate and fence issue and feels that as long as the gate is kept unlocked – or the neighbor gives the resident a gate key – there shouldn't be an access issue and the gate and fence can stay where they are currently located. On the other side of her property (adjacent to ditch and stream) she would like to push her fence back towards the ditch and regain some property. The Board felt that was reasonable and approved.

Lot 25 would like to add a down spout which would divert rain runoff onto her neighbor's property.

Lot 44 (100 Bridle Trace) put a fence up without approval; there is a 4 foot easement from the road that belongs to the city of Madison. The board will go and look at it after the meeting.

The Board reviewed the fence but does not see an issue at this time.

Lawn care 100 Bridle Trace and 108 Briargate, lawn has been cut but not blown – they are not blowing it off.

Beth made a motion to adjourn at 7:28 , Stephanie seconded, all approved.

HOA called to order at 7:29

Attendance: Jim, Stephanie , Beth, missing Candice and Liz

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Cost cutters rented the clubhouse once on June 30th.

From June: “The pool may possibly be leaking. There is some concrete/cement falling off. Jim will call Burrelson’s to check on it.” Jim: Does not seem to be leaking now.

Neighborhood Watch:

Young male was reported to have been knocking on doors for no reason.

Lamp posts were reported on violation letters that were recently sent.

East side dumpster has poison oak and poison ivy – which has been sprayed and should die soon.

Republic Services sent a new contract, no service change but cost has gone down. Jim has signed a 36 month contract for the Association.

Financials: Reviewed

Beth motion to adjourn at 7:42, Stephanie seconded, all approved.