

Minutes

Morningside HOA Meeting
Monday October 10, 2022 – 1:30 pm
Blue Ridge Conference Room E – Rolling Green Village

*Buterbaugh (2022); Carter - (2023); Comer (2024), Woodman / Cauble (2024)
Lexie Jones (RGV Manager) and Guest, Jim Cauble*

The meeting was called to order by President, Gary Buterbaugh at 1:30 pm. The Agenda was approved by consensus.

I. Approvals

- A. Minutes of the August 8, 2022 Regular Meeting were approved on a Comer/Carter motion.
- B. Minutes of the mid-September, 2022 Special Meeting were approved on a Carter/Comer motion.

II. Reports

- A. **Manager's Report** – Attached
- B. **President's Report** – Attached
- C. **Building & Grounds and Law Care Coordinator's Report** – Attached
- D. **Treasurer's Report**: Attached
- E. **Nominating Committee Report** -Attached

III. Old Business

None

IV. New Business

- A. A motion was made by Woodman/ Comer that “the Board on the recommendation of the Nominating Committee will present the following candidates for the three vacant positions for the 2023-2024 term: Marilyn Beck, Jim Cauble and Sonny Wilson.” The motion passed unanimously. Ed Comer will make sure that the candidates were asked if they were willing to serve. Those residents that had not been asked about serving can be nominated from the floor.
- B. A Comer/Carter motion “to pay Cope and Crew the remaining ten payments of \$2,985 required by the contract but, in the event that Cope and Crew bills Morningside for an eleventh payment to get to the \$32,835 that the Contract stated was the annual amount, we would pay it” passed on a vote of three in the affirmative and one negative vote.
- C. The Board confirmed the information on the Excel spreadsheet that Gary has been keeping that with our current balance in the checking account and the expected dues payments less the expenses in October through December which we anticipate, that we should end the 2022 year with a surplus just in excess of \$33,000.

D. All of the following motions on line-items for the 2023 Budget were approved unanimously on motions made by the first name in the parentheses after the budget-item and seconded by the second name in the parentheses after the budget-item. These motions were approving the Budget amounts and do not provide approval of the contract involved.

1. Reserves - \$48,743 (Reserve Study) (Carter/Woodman)
2. Accounting & Legal - \$1,000 (2022 Budget) (Woodman/ Carter)
3. Insurance - \$17,300 (Lexie-State Farm (\$1441.66 /mth) (Comer/Woodman)
4. Management - \$6,420 (Lexie) (Comer/Carter)
5. Postage & Supplies - Nothing (No money spent in 2022) (Carter/Comer)
6. Taxes - \$600 (2022 Budget) (Woodman/Comer)
7. General Repairs & Maintenance - \$9,000 (2022 Budget) (Woodman/Carter)
8. Gutter Cleaning - \$5,400 (2 cleanings \$ \$75 per house per cleaning) (Comer/Carter)
9. Termite Bond - \$6,500 (2022 Budget + 5%) (Carter/Woodman)
10. Power Washing – 12 houses - \$3,000 (Lexie 12 @ \$250) (Carter/Comer)
11. Lawn Care - \$39,402 (Cope & Crew) (Woodman/Comer)
12. Landscape Improvements - \$500 (2022 Budget) (Woodman/Comer)
13. Electric \$1,500 (2022 Budget + 8.4% increase) (Carter/Comer)
14. Trash Removal - \$6010 (2022 Spent (\$5451) +5% increase) (Woodman/Carter)

E. After considerable discussion and consideration of two mitigating factors: 1.) the extreme inflation that we are currently experiencing and the effect of it on our residents and 2.) the fact that future Morningside Budgets will require income that can only be realized by monthly dues in the \$340-\$350 range and that raising the dues a really large amount may cause severe problems for some of our residents, the following Comer/Woodman motion passed unanimously: “Morningside Monthly dues for 2023 will be \$310 (the current rate); this amount will be in effect from January 1, 2022 to December 31, 2022.”

F. Gary will work with Lexie to get out the Notice for our Annual HOA Meeting to be held on Friday, November 4, 2022, at 3:00 pm in the Blue Ridge Conference Room D. Included with this Notice should be the form to submit a Proxy, instructions on voting for the three Directors to fill the vacant (or soon to be vacant) Director positions on the Board, and information on the 2023 Budget. The letter must be in the hands of residents on or before Thursday, October 20th.

G. A motion to “approve the proposal from WALKWAY RESTORATION, INC to eliminate trip hazards for eighteen properties at the cost of \$5,128.25” was made by Ed Comer and seconded by Lynn Woodman

Before the end of the year the Board must approve any 2023 contracts that we are considering, such as the Management from RGV (Lexie will set-up a meeting with Bob Benson), Lawn Care with Cope and Crew, Insurance with State Farm, Gutter Cleaning and Power-Washing with Grimefighters and Trash Removal. The Board also needs to make a decision on the change of streetlight fixtures (Eddie Beck has collected the information), what to do with additional surpluses from the 2022 Budget (some will be used towards the 2023 Budget) and what will be spent in 2023 from the Reserve Funds (11 houses need to be refurbished and we need to pay for the driveway/sidewalk repairs out of Reserve Funds).

The meeting was adjourned at 3:35 pm on a Woodman/Comer motion.

**Respectfully submitted,
Gary L. Buterbaugh
Acting Secretary**

Minutes

Morningside HOA Meeting
Monday August 8, 2022 – 1:30 pm
Blue Ridge Conference Room E – Rolling Green Village

Beck (2022); Buterbaugh (2022); Carter - (2023); Comer (2024) and Lexie Jones (RGV Manager)

The meeting was called to order by President, Gary Buterbaugh a 1:30 pm. The Agenda was approved by consensus.

V. Approvals

- C. Minutes of the May 19, 2022 Regular Meeting were approved on a Carter/Comer motion.
- D. Gary forgot to attach the Minutes of the June 15, 2022 Special Meeting, so they could not be approved,

VI. Reports

- F. **Manager's Report** – Attached
- G. **President's Report** – Attached
- H. **Building & Grounds and Law Care Coordinator's Report** – Attached
- I. **Treasurer's Report:** Dick reported that we have our Reserve funds with Edward Jones in the following accounts with the corresponding amounts - Attached

All of the Reports (Manager's, President's, Buildings & Grounds and Lawn Care Coordinator's and Treasurer's) were approved unanimously on appropriate motions.

VII. Old Business

- A. After some discussion, it was decided that it would make more sense and be less work to have a Nominating Committee of one, who then, instead of recruiting members for a Nominating Committee, could recruit residents for the three open Director positions. A Carter/ Comer motion to appoint a Nominating Committee consisting only of Ed Beck pass unanimously.
- B. A motion to have the Crepe Myrtle removed that is near the light post and blocking the light in the Woodcove Court cal de sac was made by Ed Comer and seconded by Ed Beck. It passed unanimously.

VIII. On-Going Board Work

- H. **Good progress was made on getting ready for the 2023 Morningside Budget. Information provided by Lexie and Gary was used. Because of the large sum CAMS left in the 2021 Operating Budget (around \$44,000) the estimate is that there will be about \$48,000 surplus at the end of 2022. The plan right now is to apply about a third or this to the 2023 Operating Budget to allow the Dues to remain at \$310 or perhaps be lower to \$300; apply about a third (of this) to the our Reserve Funds; and apply about a third (of this) to a special project or two. Sprucing up the entrance sign and landscaping (and perhaps moving the sign to the other side of the street), replacing the mailboxes (not posts) and replacing the streetlights were discusses. Budget**

categories were reviewed and a rough estimated for the 2023 was developed. More input will be sought, but it should be easy to prepare the Budget in October

- I. How to pay for entertainment (music, magic, etc.) once a quarter for our Morningside Dinners and Lunches was discussed. Gary will put the entertainment together and Marilyn, Lynn and Perry will still do the rest of the work for the meal. Assessing a fee for those who attend the meal, putting out a donation basket (yes another one) or having individual or couples sponsoring a particular entertained were discussed. No decisions were made.
- J. Gary will tell through the President's Notes that those who have had gutter guards installed are responsible for their maintenance and that they will not have their gutters cleaned by the HOA.
- K. The Board, in the future, will handle situations where a lack of upkeep of one's property or the actions of a resident that reflect badly on the entire community or cause the whole community not to look its best and which may devalue property values, whether or not they are covered by our By Laws and Covenants, by speaking with legal counsel and having them issue letters asking the resident(s) involved to take actions to remedy such situations.

The meeting was adjourned at 3:15 pm

Respectfully submitted,
Gary L. Buterbaugh
Acting Secretary

The remaining regular meeting for this year will be on October 10 at 1:30 pm in the Blue Ridge Conference Room E. The ANNUAL MEETING for all Morningside HOA residents will be on Thursday, November 3, probably at 2 pm in the Palmetto Conference Rooms.

Morningside Homeowners Board
Mid-September 2022
Special/Email Meeting

Present: Gary Buterbaugh (2022), Ed Beck (2022), Dick Carter (2023), Ed Comer (2024), Lynn (Woodman) Cauble

This special/email meeting of the Morningside HOA Board called to consider what to do about the Crepe Myrtle tree in the Woodcove Cal-de-sac that is blocking the streetlight.

A motion was made by Ed Comer and seconded by Ed Beck concerning a very large crepe myrtle tree by the drainage culvert on Woodcove Court that blocks most of the light in the Cul-d-Sac and has become a safety issue. Three contractors have submitted bids to remove the tree and insured contractor Drop-a-Top has been selected with a bid of \$550. The stump will not be ground down since the stump isn't readily visible from the street.

The motion was to accept the bid of \$550 by contractor, Drop-a-Top to remove the crepe myrtle tree by the drainage culvert on Woodcove Court that blocks most light from the streetlight.

The motion passed on a vote of four (4) "YES" votes and one abstaining.

Respectfully submitted,
Gary L Buterbaugh
Morningside HOA Acting Secretary

RGV Manager's Report for the Morningside HOA

September 12, 2022 (Prepared 9/2/22)

- As of July 31, 2022 the Morningside funds available were:

In the checking account: \$41,648.07

Operations: **\$37,257.07**

Reserve Money in Checking: **\$4,391 (based on 4,391 a month)** Check was mailed to Edward Jones in the amount of **21,955** for Reserve Funds. This was deposited to Reserve account on 8/26/22.

Reserve Fund:

Market Value of Investments held at Edward Jones- \$89,847.10

Insured Bank Deposit-State Street Bank and Trust- \$ 170,411.80

Total \$260,258.90

- Prepaid Homeowners (as of date of report 9/2)
 - 118 Woodtrace \$930
- Past Due Homeowners
 - As of the day of this report (9/2) there are currently no past due homeowners
 - During the month of August homeowners were contacted if their monthly fees were being paid past the 10th by automatic payments. Homeowners instructed changes that needed to be made.
- Concrete Grinding- Receive information on who did grinding for RGV. Awaiting time he can meet with Grounds/Ed.
- Crepe Myrtle Blocking Street Light- Awaiting Quotes (I will update this prior to meeting if quotes are received)
 - Timbertech-they have not scheduled a time yet
 - Drop a Top- waiting to hear back
 - Canopy Climbers- Will be out Friday 9/9
 - City Arborist- quote will be completed on 9/9/22
 - Schneider- Will be out the week of the 12th. There is a specific arborist that works with Skip at RGV and he will be the one that comes out
- Cope and Crew Landscaping- Received the following quote from Stephen Cope

Estimate Date

08/15/2022

Estimate Number

0001358

Reference

2023 Estimate

Description	Rate	Qty	Line Total
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Weekly Landscape Management Weekly visits including mowing, edging, weed eating, leaf and debris removal, blowing off of all hardscapes.	\$3,283.50	1	\$3,283.50
Weed Control/Fertilization Seasonal applications throughout the year for pre/post emergent weed control and fertilization.	\$0.00	1	\$0.00
			Subtotal
			Tax
			3,283.50
			0.00
			Estimate Total (USD)
			\$3,283.50

Notes

Thank you for allowing us to serve you this past year. We look forward to hopefully continuing to work together in the future. All accounts are incurring a 10% increase due to drastic rises in costs of equipment and gas.

- Waste Management- No issues reported in August.
- Termite Bond- Termite bids have not been returned as of 8/31/22
- Outside Repairs- 16 Woodtrace & 108 Woodtrace repairs have been completed. The invoice for 108 Woodtrace has been received and paid. The invoice for 16 Woodtrace has not received as of 8/31/22.
- Roberson Roofing- One work order submitted during August.
 - o The leak at 16 Woodtrace that was previously fixed has started having issues again. Roberson Roofing came out within 48 hours.
 - o On 9/6 it was reported that after heavy rain there was no leaking in the roof at 16 Woodtrace
- Grime Fighters- Received invoice for 105 Woodtrace and 16 Woodtrace. Amount is \$360.00
- 2022 Budget – Categories changed to be in line with Gary B.
 - o Gutter Cleaning-\$75-Grime Fighters- scheduled between Thanksgiving/Christmas

Lexie Jones
RGV Management Team
Rolling Green Village

RGV Manager's Report for the Morningside HOA

October 10, 2022 (Prepared 10/4/22)

As of September 31, 2022 the Morningside funds available were:

In the checking account: \$48,684.96

Operations: **\$44,293.96**

Reserve Money in Checking: **\$4,391 (based on 4,391 a month)**

In Investment Funds at Edward Jones: \$260,171.22

Insured Bank Deposit: \$70,456.52

Sallie Mae Bk Salt Lake City: \$39,977.20

Goldman Sacha Bk USA New York: \$49,859.50

First FINL Bk Cincinnati, OH: \$ 99,878.00

Total Reserves: \$264,562.22

Insured Bank Deposit: \$70,456.52

Sallie Mae Bk Salt Lake City: \$39,977.20

Goldman Sacha Bk USA New York: \$49,859.50

First FINL Bk Cincinnati, OH: \$ 99,878.00

Reserve Money in Checking: **\$4,391**

- Prepaid Homeowners (as of date of 9/30/22)
 - 9 Homeowners are prepaid (total: \$2,340)
 - There have been some strange amounts paid this year, mostly by closing attorneys).
- Past Due Homeowners
 - One homeowner paid late in the month. PM spoke with Gary regarding waiving late fee to due homeowner being new and setting up automatic payment. Homeowner also prepaid for October with first payment.
- Concrete Grinding- Proposal sent over by Walkway Restoration, proposal sent to Ed for review and to review with board members.
- Cope and Crew-Reviewed contract and services with Ed Comer and reviewed other neighborhoods.
- Crepe Myrtle Blocking Street Light- Drop a Top has not updated with an anticipated completion date, last attempt at update 10/3/22

- Waste Management- No issues reported in September.
- State Farm- Decrease of \$6/month
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- Outside Repairs-
 - o 16 Woodtrace- Fascia board repairs, trim, caulk
 - o 9 Woodtrace- Replaced trim at the base of the column at front entrance(check has not been cashed)

President HOA Board Report

August 8, 2022

- **Our Annual Meeting is set for Friday, November 4th at 3:00 pm in the Blue Ridge** Conference Room D. (This had originally reserved this room for Thursday, the 8th, but someone moved us to BRCCR-C, so this was the only afternoon time available.)
- Lexie has been great to work with and we have made adjustments on both sides. We need to work with her on the format for her monthly reports.
- Ed Comer has done a commendable job as Buildings and Grounds Coordinator. He has gotten all the work done as a result of inspection for house sells and has worked tirelessly on driveway and sidewalk repair/replacement. Thanks Ed.
- I just got the Nominating Committee Report this morning and it is attached. Dick Carter and Ed Comer's terms are not over until next year, so their names cannot be on the list. I had said to the Board that I would be willing to run again, but was never asked and was told by Ed that people thought essentially that I had served long enough. I believe that God's orders that things with which He want me to be involved, so I will take this as His leading. I am however, very disappointed that no one talked to me.
- I put on the Agenda about paying Cope and Crew the \$32,835 that we were contracted for in 2022 instead of the \$29,850 that only 10 (erroneously, stated I believe) would give them.
- The current figures, show that we should end up with just a little more than \$32,000 in 2022 Budget surpluses. Probably the most import decision that the Board will make is what we do with this money.
- We do need to look at 2023 and what we will do with Reserve Funds.
- The Crepe Myrtle in the cal de sac is down. Thanks, Ed Comer.
- It looks like we are finally making progress on the driveways and sidewalks. Again, thanks Ed Comer.

Gary L Buterbaugh
President, Morningside HOA Board
Rolling Green Village

Builds & Ground Report – October 2020=2

Landscaping Maintenance:

- There have been few resident complaints in the last couple of months and they mostly related to debris blowing and a couple of minor scalping incidents. Cope & Crew's ride-atop, zero-turn mowers have eliminated the previously common complaint of plowing ruts into the soil. Scalping is caused by turning corners too fast. Generally Cope & Crew has mowed slower and more deliberately than the previous lawn companies, resulting in fewer cases of scalping. Like most employers in today's challenging economic times, Cope & Crew has had employee acquisition and retention problems which has, at times, contributed to haste which will then cause scalping in tight turns. Fortunately, this has been rare.
- Cope & Crew has submitted a proposal for Morningside's landscaping service for 2023. They offer \$3,283.50 monthly versus \$2,985.00 monthly during 2022.

Buildings & Grounds:

Property Improvement Requests:

- One property improvement request was received by 9 Woodtrace and subsequently conditionally approved. The conditions are related to property line verification. However, the owner that submitted the request has stated that he will not continue with the improvement. The new owner has verbally stated a desire to resubmit the improvement request but yet no new request has been received.

Property Repair Requests:

- #16 Woodtrace Cir had rotted fascia board that was repaired along with additional rot discovered by the contractor.
- #16 Woodtrace Cir had an active roof leak into the house at a skylight location and although it was repaired by Tankersly Roofing on August 2nd a couple of weeks later it leaked again and Tankersly Roofing repaired it a second time. During a subsequent heavy rain it did not leak.
- #108 Woodtrace Cir had a rotted support column at the front entrance that was repaired. The fascia next to the rear gutter was rotted. Contractor R&R Specialty repaired the column and fascia but found additional fascia rot under the rear guttering and therefore that fascia was also repaired.

Miscellaneous:

- Lexie solicited competitive bids to repair Driveways and Walkways for Trip Hazard Safety problems. Finding interested contractors has been a challenge but we now have two competitive estimates for Drive / sidewalk hazard repair estimates. Interested contractors have, thus far, been limited to these two estimates. They are 28% apart but the proposed work has differences. We should discuss the key difference between the two - concrete grinding only versus some concrete replacement.
- We now have two competitive estimates for Drive / sidewalk hazard repair estimates. Interested contractors have, thus far, been limited to these two estimates. We should discuss the key difference between the two - concrete grinding only versus some concrete replacement.
- A contractor, Drop-a-Top, has been selected to remove the Crepe Myrtle tree located at the end of the Cul De Sac on Woodcove Ct. that has grown sufficiently to almost completely block light from the pole. The contractor is expected to remove the tree in the coming weeks once it can get it scheduled with their crew.

Morningside HOA Treasurers Report

October 7,2022

Edward Jones Reserve Account.

Cash on hand: \$20,456.52
CD Total: \$240,000.00
TOTAL \$260,456.52

CD Details

Due Date	Interest Rate %	\$ Amount
11/03/2022	2.35	40,000.00
11/21/2022	1.10	50,000.00
12/07/2022	2.50	100,000.00
01/13/2023	3.45	50,000.00

Interest rates available when funds are available are first checked with Schwab and then Edward Jones. If rates are not competitive at Edward Jones they are informed and we usually get a competitive rate that day.

Currently only 3 month CD's are purchased pending a leveling of rates at which time the term will be increased.

Richard Carter

NOMINATING COMMITTEE REPORT

The results of the Nominating Committee for 2023 are:

- 1. Dick Carter**
- 2. Jim Cauble**
- 3. Marilyn Beck**
- 4. Ed Comer**
- 5. Sonny Wilson**

Eddie T. Beck