

Southfork Estates HOA Board Meeting Minutes

October 2006

Topics of Discussion:

- Delinquent homeowners dues: filing of liens
- Incomplete homeowner(s) projects
- Covenant violations
- Fencing: official color of stain and homeowner damage to common fencing
- Maintenance of common easement areas

Decisions Made:

- Move forward with enforcement of late fees & interest billing for payments received after due date of dues.
- Move forward with the filing of liens or renewal of existing liens for homeowners.
- Enforce covenants by sending notices or follow-up letters to homeowners who are in violation of covenants.
- Official fence stain to be “Behr 401 Cedar Tone”
- Homeowners who have deliberately cut into or damaged the common fencing will be liable to repair the fence to previous conditions at own expense or will become responsible for the bill to have the Board hire the repairs out.
- Have landscaping company spread Casoron on graveled easement areas for weed control.

Action Items:

- Wendy will send out bills to homeowners who are delinquent in their dues and/or late fees.
- Pat will check into the renewal process of existing liens.
- Pat will send letter to two homeowners who are delinquent in dues informing them of the Boards’ intention to proceed with a new lien.
- Wendy will send letter to homeowner(s) concerning incomplete home improvement projects.
- Pat will send out letter to other homeowners who are currently in violation of covenants.
- Sara to send letter to homeowners regarding damage to neighborhood fence.
- Sara to contact Isidro from landscaping company requesting that Casoron be put down in graveled easement areas.

Future Business:

- Community newsletter
- Annual meeting
- Next meeting scheduled for January 5, 2007. Communication by email will be sufficient unless a meeting becomes necessary.