**HOA Annual Meeting Notes**

**February 20, 2022**

**Start Time: 6:32**

1. **HOA Legal Fees and Dues**
2. All legal fees have been paid for and the HOA is now a legal entity which will allow the HOA to enforce our bylaws.
3. 2022 HOA fees: $75 for Walnut Court and $125 for the rest of the neighborhood.
4. **Entrance of the neighborhood**

**Flower Beds:**

1. John Wharton has been taking care of the flower beds at no charge to the HOA, but this is no long a viable option.
2. Boyd Ruth was floated as possible landscaper that is affordable.
3. Can we approach Marietta Memorial to help with costs since it would also benefit them to have a welcoming entrance?
4. Thank you to Tom Gibbs for donating two American Flags and Hoy Seckinger for the OU Bobcat flags.

**Guard Shack:**

1. Should we replace the guard shack?
2. John Wharton recommended that we do not since it has been hit by cars three different times.
3. John added something needs to be done to address the sharp turn into the neighborhood.
4. John-When the apartments are finished, could a turn lane be added to safely reduce the speed of cars so they can make a safe turn into the neighborhood? This also could prevent other cars from riding the bumpers of those entering the neighborhood.
5. **Condition of roads**
6. John—Will the road be paved since it was poorly patched?
7. Solveig will look into this matter.
8. **Bike Path**
9. The bike path is currently a mess and closed due to unexpected damage from natural springs running under the path.
10. There was some concern that the same crew that repaired the hill slip (which currently still seems to be having issues) also worked on the bike path? There were conflicting views whether this was true.
11. Dee—Was told by one of the workers from the hill slip that the slope of the bike path hill was too steep and did not meet bike path requirements. Again, members were not sure if this information is true.
12. Members agree that they like the accessibility of the bike path and would like to see it fixed.
13. Sloveig has been discussing this matter with the city.
14. **Speed Bumps**
15. One speed bump was damage by the snowplow and Solveig said it was discussed to put in markers so the snowplows know where the speeds bumps are located.
16. John—Do we want more speed bumps?
17. A couple members said yes to ensure the safety of children, pets and those walking/running in the neighborhood.
18. One member said no and asked who would like them all removed? She expressed they were damaging her tires.
19. Most members agreed that the speed bumps were doing their intended job—to slow down motorists.
20. **Walnut Court**
21. There has been great improvement with cars not parking on the street and residents parking their cars in their driveways.
22. Parking on the street cannot be monitored by the HOA but is monitored by the city.
23. 24-hour parking rule—you may not park your car in the same location on any city street more than 24 hours.
24. **Mailbox lamppost lights**
25. Thank you to those that have fixed their lights and it has improved lighting in the neighborhood.
26. John discussed replacing all the lights with LED lights to brighten the streets at night. He also mentioned the HOA could possibly purchase the first round for all homeowners in the neighborhood.
27. We will continue this conversation at the next board meeting.
28. **Future Townhomes next to Walnut Court**
29. Cornerstone will be building the townhomes.
30. The infrastructure bid will occur within the next couple of weeks and they hope to get the infrastructure completed by August of 2022.
31. Owners are required to occupy the townhomes for the first five years.
32. The townhomes will not be a part of the HOA. Once residents are occupying the townhomes, we can have a conversation with the owners about joining the HOA.
33. Email John Wharton if you wish to see the plans.
34. **Kershaw and Greene Apartments**
35. They were approved to build two 50-unit buildings and are wanting to build two more.
36. The developer drained the pond for the safety of children.
37. All wildlife from the pond was transported to a new home.
38. There are concerns the apartments will create a traffic problem on 682, especially when residents are trying to exit the neighborhood and must make a left turn.
39. ODOT will have to conduct a traffic study before any changes can be made.
40. There was a question on whether the apartments will include subsidized housing. John thought they were going to be subsidized but another member thought they were not. The board will investigate this question.
41. **HOA Communication and Events**
42. Members agreed emailing was an acceptable way for the board to communicate with members.
43. There was a request for an updated neighborhood directory to be shared with members.
44. We also discussed updating our website and Facebook page so we can share information on those platforms. Please have patience with these updates as we find time/people willing to do this job.
45. The HOA intends to have four events a year to create a sense of community in the neighborhood. Halloween was a great success especially with the use of flyers and balloons. Residents also enjoyed hot chocolate and cookies with Santa on Walnut Court.
46. We plan to have a neighborhood spring clean-up and pizza party. The date still needs to be determined.
47. **Unmasking in Athens**
48. Solveig asked how members felt about unmasking in Athens so she could get an idea on where the community stands. She mentioned she received some emails to extend the mandate but also noted the Athens Chamber would like to see our community end the mask mandate.
49. John and Dee expressed support for unmasking.
50. A member expressed his concerns with unmasking due to not knowing who is vaccinated.
51. **Miscellaneous Items**
52. Outdoor furniture needs to be consistently enforced according to our covenant and needs to be placed in the appropriate outdoor area.
53. Dogs: Please keep your dog on a leash to ensure the safety of residents and other pets in the neighborhood. Also, clean-up after your dog.
54. Residents have noticed suspicious cars parking at the top of University Estates and the water tower. The police have been up there several times. It was discussed to get the city involved to help prevent this activity.
55. **Solveig’s Spjeldnes Updated Notes:**

Lastly, Solveig Spjeldnes, our city council representative posted the following on our Facebook page, ‘University Estates: Special Announcements and Events.’

If you’re not on Facebook, we have copied her post below.

At our HOA meeting on Sunday, some news was discussed and concerns were expressed.  Highlights include the following.

* First, our legal issues have been addressed, so legal expenses will hopefully stop. Thanks Austin and the HOA leadership for getting this done!
* Plus, Walnut Ct is now part of the HOA and annual fees are now $125 for existing members and $75 for Walnut Ct residents temporarily.
* Note that Austin Phillips, our HOA President, said that the HOA would make available a directory of email addresses for our residents, which would be great.
* Regarding road issues, I contacted Andy Stone, Athens Service-Safety Director and our Engineering and Public Works Department to follow up. Here are the responses.
  + Speed Bumps - "The street dept. put work order for the speed bumps, street crew ordered anchor bolts for the speed bumps and waiting on them to be shipped."  They are looking into a method for marking the speed bumps so the snow plows are less likely to damage them in the future.
  + Parking and suspicious vehicles on Broadmoor Ct. - Andy Stone wrote that No Parking signs will be placed there. He also is notifying Chief Pyle from a policing perspective on the “No Parking” (and “partying in the field”) issue.
  + UE Blvd Road Repaving - Andy continued "...UE Blvd will be looked at in the citywide rating we do annually to decide where to repave for 2022. If it meets the distress criteria and the annual program supports it, it can be included. If it doesn’t make the cut, i.e. there are worse locations that should take priority, etc, we can re-look it in out years."
  + Bike Path - As you have noticed, the bike path is still a problem. An engineering firm is trying to figure out what to do to manage the natural springs that have undermined the path. Long story. I'll be in regular contact with the EPW Department to get updates.
* John Wharton reported that the new subdivision past Walnut Ct. - Wood's Edge will begin soon. According to my notes, there will be 18 buildings with owner occupied triplexes that have a universal design - meaning that they are ADA compliant. About 3-4 buildings will be constructed per year. The cost will be around $230-$270 per unit. John has the floorplans if anyone is interested. FYI - the location will be down Broadmore then a street will be added on the left. John's assures everyone that the units will not be easily visible from Walnut Ct backyards on that adjacent side.
* The construction across from our entrance on Rt. 682 will result in 2 large apartment buildings with about 100 3-4 bedroom apartments intended for families. Another set of 2 similar apartment complexes are slated to be built next to them towards The Plains after these are completed. This second set of buildings have not been approved yet. This will increase traffic considerably. They will NOT be subsidized housing/HUD housing, per Andy Stone.