

Shiloh Downs Home Owners Association

Annual HOA Meeting

March 11, 2017 2:00 PM

- I. Called to Order - Meeting called to order by HOA President Kirk Ingram at 2:10 pm. New officers were welcomed and volunteers still needed to fill remaining open seats. (Attached position responsibilities/job description). Current filled officers:
Kirk Ingram, President
Glenn Lacy, Vice President
Bernadette Trail, Secretary

Guest - PAC and Growth Management Committee member William Archer was introduced to the group who shared updates on the upcoming bond election. If you want to learn more and hear full presentation, please attend meeting scheduled March 21, 2017 6:30 PM at First Baptist of Red Oak. Everyone encouraged to come out to learn about the issues and ask any questions you may have to fully understand all the issues. (See attachments for more information)

- II. Goals/Activities for 2016-2017 were recapped by President Ingram.
2016 Updates: New developments started and we were able to pay for standard expenses that were incurred. HOA was able to maintain scheduled mowing in the area as this is one of the biggest expense for the HOA. It was noted that it is better if the mowing is maintained on a frequent bases so that it does not get out of control. Also water bill expense has been lower this year than it has been in past years. Neighbors are using water more wisely.

The first SD HOA Block Party on October 29th was a huge success
We had a great turnout and we look forward to doing things like this in the future. It was a lot of fun and it was a chance for neighbors to get to know one another and welcome our new neighbors.

The 2nd HOA newsletter was mailed and distributed to all homeowners. If you have any news, announcements and general information to share please contact Bernadette Trail at sd.hoa.redoak@gmail.com

Please note the increased number of stray animals roaming the community. All pet owners are asked please keep animals confined or on a leash as outlined in the HOA bylaws.

Goals for 2017 - Looking at doing a lot more with the landscaping mainly the entrance way and common areas as far as the turnabouts. We have been primarily mowing grass and keeping it clean but we have not had anyone on the beautification committee for these areas to help make the community more appealing. Goal is to make the neighborhood the most appealing in Red Oak. Volunteers are asked to get involved to help the neighborhood look more beautiful. Question raised if improvement on Vincent Rd is being considered. Reminder this is a county road and is normally put on the agenda annually but major repairs may not happen. All encouraged to call in to report the holes in the road for needed repairs.

- III. Appointment/election of Sub-committees: Mr. Lacy gave updates in the neighborhood. There have been a lot of improvements made since 2012 and the community has come a long way. Volunteers needed for the top four (4) subcommittees identified that will be most helpful and have the greatest impact at this time.
- a) Safety Committed – help is need to watch out for unusual activity in the neighborhood and report to the local police dept. We have remotes now for the front entrance gate and can be purchased for \$21 each. Kevin Drain volunteered to chair this committee
 - b) Social Committee – more help need to continue to plan community social events, decorations and general get together to socialize with our neighbors. Mrs. Lee nominated to chair this committee per discussion with Kirk Ingram earlier. Kirk will follow up with her for decorations this year. Rhonda Real will be contacted to participate on this committee as well since she expressed an interest.
 - c) Architecture Committee – Mr. Bass’s area of responsibility. Anything you plan to build on your property must be approved by Mr. Bass.
 - d) Landscaping Committee – Most neighbors maintain their lawns and in the event that you do not get your lawn mowed, the HOA will have it mowed and will send you the invoice/bill per Mr. Lacy. Mr. Bass will check with the owner of Lot #10 - Ed who owns Ed’s Landscaping Services to help with the upkeep of mowing in the community.
- IV. Finance Report - report distributed to the group to review. There is still \$17,205.00 outstanding in unpaid maintenance fees. When collected will help with the new expenses and can do some of the things planned for the community. HOA is currently working with delinquent members to bring their account current.
- V. Expected Expenses – Increase in mowing and beautification of the community. In the past Mr. Bass paid this expense of \$3000 but moving forward starting in 2017 the HOA will resume these payments as well as the water bill.

- VI. Report on new development (lots sold, new homes built, pending home starts). We have 7 unsold lots at this time and each lot is required to pay \$660.00 annual in maintenance fees.
- VII. Highlights and Emphasize Rules and Regulations – the bylaws will be emailed to everyone to review. Strongly encouraged to read them to familiarize yourself with the rules and regulations as they pertain to the SD HOA Community.
- VIII. Meet your neighbors – all attendees introduced themselves and where they live.
- IX. Q & A Period
- X. Adjourned: The meeting was adjourned at 3:14 pm.

Recording Secretary: Bernadette Trail, HOA Secretary. Contact sd.hoa.redoak@gmail.com and 214-693-3438

SHILOH DOWNS COMMITTEE RESPONSIBILITIES

(May serve on more than one committee)

SAFETY COMMITTEE - This committee will work to development relationships with local law enforcement and fire departments that service the Shiloh Downs area. Will introduce a Neighborhood Watch program. This committee will create a citizen-on-patrol program (future goal)

Chairperson: Kevin Drain; 223 Sidewinder

Volunteer: (NEEDED) Volunteer: (NEEDED)

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ARCHITECTURE COMMITTEE – The Architecture committee will assure current and future structures are in accordance with covenants and restrictions.

Chairperson: (NEEDED)

Volunteers (NEEDED) Volunteer: (NEEDED)

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LANDSCAPE COMMITTEE – The Landscape Committee will be responsible for overseeing the “look, beauty and sustainability” of the community landscaping. Will also make suggestions for improvement and maintenance that may be required.

Chairperson: (NEEDED)

Volunteer: (NEEDED) Volunteer: (NEEDED)

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SOCIAL COMMITTEE – This committee will be responsible for creating community events (garage sales, block parties, holiday parties, etc). Will also coordinate the holiday events including decorations of community common area lighting.

Chairperson – Mrs. Lee (Nominated Chairperson)

Volunteer: Bernadette Trail 115 Pedigree Dr;

Volunteer: (NEEDED) Volunteer: (Needed)

COMMUNICATION COMMITTEE – This committee will keep the community informed, generally through emails, letters, association website and newsletter.

Chairperson – Bernadette Trail, 115 Pedigree

Volunteers – (NEEDED)

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