

Northcliffe HOA

Board Meeting – December 3, 2015

Attendees: Cas Salys, Brian Karnes, Randy Harrell, Jason Duckworth, JJ Golden, Barbara Salys, Annette Morris

Call to order, by C Salys – 6:36 PM

Approval of minutes from previous (10/1/2015) meeting

Motion to approve: J Duckworth. Second: R Harrell.

Financial Overview – provided by A Morris

Notes and Clarifications (by line item from P&L statement):

4101: \$9,600 in transfer fees reflects 32 homes sold

5061: \$7,012.75 in professional fees now reflects engineering study for curbing

5301: \$1859.16 reflects property taxes paid

Bills for 2016 HOA dues were sent out on 12/3, per Annette. Also sent were certified letters to 7 HOA members with the largest balances of aged receivables.

Motion to approve: B Karnes. Second: J Duckworth.

Old Business

Front entrance sprinkler system protection – C Salys spoke to Monty Clark regarding project. The survey has been completed, and proposed curbing drawings are in process. Drawings will be submitted to the City of Temple and TXDOT for approval. Confirmed that the City of Temple will not provide any financial assistance for the project, so the cost will be borne entirely by the HOA. Accent will secure multiple bids for curb work once drawings are received. (Note: Annette is to check with landscaping company on addition of rain sensors to the system.)

Use of Chering/Northcliffe lots for park – C Salys received info from City of Temple regarding vendors that will design and install playground equipment. Any sidewalk or parking area must be approved by the city. Temple recommends installing handicapped-accessible equipment. If designed appropriately, Temple added that they would likely be willing to take over maintenance costs and tax burden. A zoning change would not be required for a private park, but need to look into restrictive covenants for a 'Residential Purposes Only' designation that would have to be amended. Accent will look into sending a letter to all property owners within 500 ft of the lots to gauge support, and submit the letter to the board prior to sending for approval. J Duckworth will begin contacting playground equipment companies to get an idea of pricing and options.

Installation of Culvert at Green Park Entrance – C Salys met with city manager’s office. The City of Temple dug out the east side ditch, which has temporarily eliminated gravel build-up across Green park. We are awaiting more info on when the project may move forward.

Appointment of JJ Golden for vacant board position – The members of the Northcliffe HOA board unanimously voted to accept JJ Golden into the vacant board position. Welcome, JJ.

National Night Out report – The Northcliffe NNO event occurred as-planned in C Salys’s front yard. It is estimated that about 70-80 HOA members participated, which is consistent with past years’ events. The board budgeted \$500 for the event, and ended up spending about \$250 on supplies and about \$100 for the port-a-potty, easily staying under-budget.

New Business

Certified letters for aged receivables – Accent sent out 7 certified letters on October 16 to the HOA accounts with aged receivables in excess of \$500. As of 12/3, only 3 of the 7 certified letter cards had been returned by the post office, and no action had followed from those 3 notices. Bills for 2016 were mailed 12/3 and reflect the current balance as well as any aged receivables.

Christmas decorations contest – The Christmas decorations contest will take place this year, with judging to be performed by B Karnes, J Duckworth, and JJ Golden. Judging will take place approximately one week before Christmas day, and signs placed in the yard of the top 3 houses. Once the exact date of judging is determined, we will contact Accent to have the notification signs placed at the entrances.

Motion to adjourn meeting made by R Harrell at 7:55 PM. Second by JJ Golden.