

Minutes - 2025 RHOA Annual meeting - 2/22/25

At noon the meeting was called to order by RHOA President, Steven Bradley, and he introduced himself and then board members did individual introductions.

- Steven Bradley (Crest) - President
- Michael Olin (Crest) - Secretary
- Adam Hudson (Meadows) - Treasurer
- Jake Habegger (Meadows) - At Large

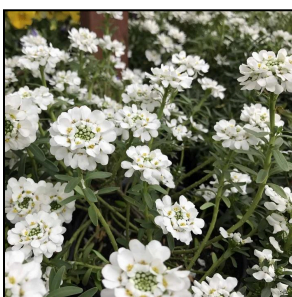
General Improvements - Michael Olin

Landscaping

- 1) **Meadows Island improvement:** Removed two large dead Crepe Myrtles in April 2024 and replaced them with 10' white Crepe Myrtles.
- 2) **Bancroft Cove island improvement:** At the same time, removed one dead red maple and transplanted the 2nd red maple to the end of Bancroft Cove (unfortunately the transplant did not survive the July drought). Planted two 7' Nellie Stevens Hollies on the island which are hardy as there is no irrigation. They are doing well.
- 3) **Crest Island & Monument improvements:** October 2024, removed eleven overgrown trees (Ten Bradford Pears; One Sycamore tree). Planted seven 8' white Crepe Myrtles, two 10' Southern Magnolias, two 12' Autumn Blaze Maples, and one 6' white Cloud Nine Dogwood.
- 4) **Berm improvements:** In February 2025, removed three dead trees and had several limbs pruned to clean up the berm area and cut back overgrowth.
- 5) **Spring/Summer 2025 Planned Flowers:**



Lantana - Known for colorful flowers, ranging in color from red, orange, yellow, and pink. Lantanas are drought-tolerant and often used in gardens for their long-lasting summer blooms.



CandyTuft - Drought and insect-tolerant with white blooms throughout the summer.

Monument Lighting

Current lighting is old and fixtures aren't repairable, the model of lights are no longer available and a few lights have broken glass and the bases don't match.

12 new lights will be installed on both the Meadows and Crest monuments so all fixtures are consistent.

- New LED bulbs with a 2-year lifespan
- 4 additional lights will be ordered for reserve
- Lights have an outdoor wet location rating



Maxim - 21" Crown Hill 3 Light Outdoor Post Light (16 total fixtures)



The Meadows lights will be installed on 10" post risers for light efficiency and visibility.

Black Outdoor 10" Pier Mount Adapter (4)

Movie Night in the Park - Jake

We planned two neighborhood events that were rained out, but we did have the 25th anniversary event in October and it was a great success considering the timing with NCAA football and the cooler weather. Any thoughts on neighborhood events from those in attendance?

- Homeowner volunteered for the events committee, to do mom meetups, walks in the morning, and thinks that would be great to promote.
- Neighborhood garage sale and chili cookoff were suggested - suggestion to coincide schedule with Fieldstone Farms and other HOA dates for maximum turnout of garage sale shoppers.
- Please email the board or contact Jake Habegger for any additional suggestions or to volunteer.

Treasurer's Update - Adam

- Approval of Financial Reports
 - 2024 Budget vs. Actuals
 - 2025 Budget Overview

EasyHOA Website & Mobile App - Adam

- General Overview: Communication via Email, Text & Phone
 - Ease of Payments, Requests, Surveys & Voting, Budget Reporting & Transaction Reconciliation
- Fines & Dues Late Fees
 - Benefit: ensures consistency in enforcing By-Laws & Covenants, which helps maintain high HOA standards and property values.

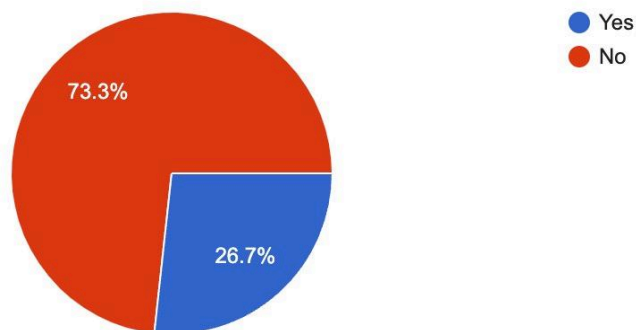
Review painting guidelines - Steven

After surveying the neighborhood and receiving an overwhelming amount of support for painting homes, we decided upon the following guidelines:

1. **You must hire professionals who do this regularly.** Your home will need to be pressure washed, allowed to dry, and primed using masonry-specific primer & paint.
2. Your home may only be painted in a shade of white, grey, or tan. No other colors are allowed.
3. If you are changing the color of your garage door or any other parts of your home in the process, that must be noted as well.
4. The condition of the home and separate structures (porches, decks, gazebos, etc.) exterior paint must be free of noticeable and unsightly peeling, blistering, cracking, oxidation, and fading that displays a general lack of maintenance of the property that negatively detracts from the home's appearance and that of the neighborhood.
5. If painted, all roof vent caps, wall caps, louvers, plumbing jacks, chimney, flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing or siding, and will not be left unpainted sheet metal. Please note this information in your request.
6. You may re-paint your home using the exact same approved colors when necessary.

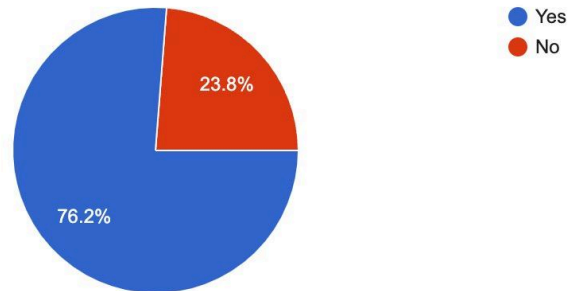
Do you have an interest in painting the exterior brick of your home?

101 responses



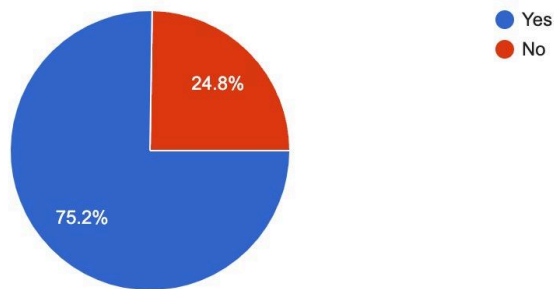
Do you support other homes in our neighborhood painting the exterior brick of their homes?

101 responses



To ensure desirable outcomes for the community and protect the investments of Rogersshire property owners, would you support the creation of a set of guidelines with very specific language, including a set of approved colors, regarding painting/maintenance of the exterior brick of homes?

101 responses



Homeowner Questions:

- 1) The tree leaning over on Del Rio (Meadows berm side) Can it be fixed or removed?
 - a) The small tree is not salvageable because of the way it split and it will be removed when Garcia Tree Service is next in the area. Work is grouped and scheduled to save on cost.
- 2) When is the monument lighting slated to be installed?
 - a) The lighting will be ordered within the next week and installed in early March.
- 3) Are we still going to do the seasonal lighting for Halloween and Christmas?
 - a) Yes, we will continue to install seasonal lighting and we have a vendor scheduled annually to install it and remove it for each seasonal event and then store it.
- 4) Landscape company review of other vendors like Milosi, were there pricing bids from other companies?
 - a) Yes, we had multiple people express interest, but the vendors weren't capable of the scope of care needed including our irrigation maintenance requirements, seasonal flower planting, and the 10 seasonal turf applications. Another large company (Brightview) provided an estimate but the costs were much higher than the Milosi two-year agreement.
 - b) The board is always open to homeowner suggestions, the current Milosi contract ends in April 2026.
- 5) Any information on the repave of neighborhood streets, especially after AT&T fiber installation?
 - a) The city followed up after the AT&T fiber installation with the paving of needed areas. Franklin Streets has a 5-year plan for repaving the entire neighborhood and the board will follow up to check where we are on the schedule for repaving. Homeowners are encouraged to submit areas that need work directly to the Franklin Streets Department.
- 6) Question regarding the 2024 landscape budget, what did we get charged for the services?
 - a) The Milosi contract is separated in the budget from all other landscape services like tree removal and island improvements which are always bid out and awarded to the lowest cost service, which is primarily Garcia Tree Service which has proven to be reliable and timely.
- 7) There seems to be a budget error in the budget document on July 30th.
 - a) Yes, there is a manual input error in the spreadsheet which will be corrected, thank you. Future budgets have built-in reporting from the new software platform, EasyHOA. Another benefit of this new platform.

- 8) Question regarding the irrigation cost of \$8,300 and the general cost for the year's maintenance?
- a) Yes, there was a main break in the irrigation line along the Crest island leading up to Del Rio which was fixed with spare parts but cost \$2,700 to fix. Irrigation is also the oldest part of the landscape budget and may cost us more in the future as time goes by. It is all over 20 years old.
- 9) Question regarding the cost of landscaping and raising the annual HOA dues?
- a) The dues increase was reviewed at the 2024 annual HOA meeting and the overwhelming guidance from homeowners in attendance was to raise the dues one time and not incrementally. The dues increase is the only increase in the 25 years since the HOA was founded and was needed to offset the rising costs of all HOA services and keep the HOA budget in good financial standing.
- 10) Does the HOA retain records from the storage facility?
- a) Yes, records that are within 7 years are retained along with some other key documents. Documents are stored at the Treasurer's home in a secure closet and held for 7 years, but documents are also scanned and digitally accessible to the board for search if needed.
- 11) What are the total expenses?
- a) Expenses calculated for 2025 are \$69,344, providing a surplus of \$12,750.
- 12) What is the expense for the monthly board meetings of \$150?
- a) The HOA expenses the food for the board members when meeting. Board members work full-time schedules and do not have time to prepare meals before the monthly meetings which can last 2 hours. Expensed meals usually are \$12 per board member.
 - b) Besides a monthly meal, there is zero compensation that board members receive for their extended hours of volunteer time per month. We also pay the same dues as everyone else.
- 13) What is the HOA doing with surplus funds annually?
- a) There was a CD that was only making \$13 in interest annually, so we moved it to the savings account.
 - b) We are looking at moving the surplus funds to a money market account to get a higher yield on our money (depending on market interest rates).
- 14) Question about the budget line item of \$1,008 for monument lighting and are we confident in that total?
- a) No, the total was closer to \$2,500 but the projected cost could be slightly higher including electrician expense.
- 15) Has there ever been a rule about property owners renting out homes?
- a) No, there has never been a rule. We have 17 rentals out of 146 homes.
 - b) To change rules you have to change covenants which requires $\frac{2}{3}$ majority to approve.

- c) There are State and Federal restrictions that may apply in restricting housing and can be a very heavy legal fine if violated, the legal fees associated could also be large.
 - d) Short-term rentals like Airbnb, VRBO, etc are banned within Franklin city limits.
- 16) Parking on the streets?
- a) Streets are a city issue and the HOA cannot control street parking and traffic. Homeowners are encouraged to call the police if they suspect a parking violation.
- 17) Do you have to submit a proposal for painting your house?
- a) Yes, on the EasyHOA website, you can submit a Request For Change (RFC)
- 18) Are vendor signs placed in the berms or common areas allowed?
- a) No, they are not allowed and can be disposed of if found.

1:32 pm Meeting is Adjourned

Meeting Minutes will be emailed along with a survey/vote for covenant changes.

NOTE: We had a record turnout with over 40 homeowners in attendance, thank you to everyone for attending and to every homeowner for your support and cooperation in making Rogersshire HOA a great community!