

Legacy Townhomes
HOA Meeting Minutes
October 9, 2025

Attendance and Projects- All present discussed the low attendance at their HOA meetings, noting that some had not attended recently and expressing concern about his involvement. They agreed to start the meeting since no additional participants were expected.

September Financial and Water Management-The Board reviewed September's income and expenses, which were within budget, and approved last month's meeting minutes without objections. They discussed water management issues, particularly regarding rainstorms activating sprinklers.

Late Payment and Eviction Procedures Corey explained the standard procedure for handling late payments, which includes sending paper notices monthly until the account reaches 3 months overdue, followed by collections warnings and liens at 6 months. Heather and Chase discussed a specific account that had accumulated a large amount, possibly over 10 months, and Corey agreed to follow up. Heather also mentioned a recent issue involving a rental property on 600 North Street where police and ambulances were frequently called, leading to an eviction notice being issued.

Table Installation and Future Plans- The team discussed the installation of a new table, which Chase confirmed was securely bolted to the ground and looked good. Heather expressed interest in adding a second table to the space in the future, potentially including it in next year's budget. Corey agreed that if the current table performs well, adding another one would be worthwhile, noting it was reasonably priced and easy to install.

Community Tree Trimming Discussion- The group discussed tree trimming needs around the community, particularly along sidewalks and in areas where trees are growing into bushes. They noted that while some trimming had been done mysteriously in the past, they couldn't determine who was responsible for this work.

Operations and Maintenance Updates-The meeting focused on discussing maintenance tasks and operational updates. Heather and Corey discussed the need for trimming stock bushes, with Corey noting he would need to consult Rich about whether this was included in the contract. The group agreed to continue with the previous year's snow removal plan at \$200 per push for sidewalk clearing. Chase mentioned that a parking issue near a fire hydrant on Old Fort Drive had been resolved after being forwarded to the police, who sent a text to homeowners about the no-parking rule.

Meeting Adjourned at 8:31 pm