

**Poplar Creek Estates
HOA Board Notes
10/21/19, 6:30pm**

Attendees: John Alexander, Joel Bunkowske, Diane Comer, Brian Donlon, Terry Scott, Cate Stricklin, Charlie Tygard, Wayne Plump

Not in attendance: Steve Dunn

President – John Alexander
Treasurer – Charlie Tygard
Secretary – Cate Stricklin

2019 Committees

ARC – Brian, Terry, Wayne*
Communications – Cate*
Covenants – Joel*, Terry
Finance – John, Charlie*, Cate
Grounds – Brian*, Terry
Security – Steve*, Cate
Social – Diane*

*denotes Committee Chair

Reports/Discussion

Discussion on the rentals and how our current covenants address rentals. Joel discussed that we have a space between the current covenants and the properties being purchased by companies (corporate intrusion in the neighborhood) for the primary purpose to rent. Discussed that there are other cases to support a position of non-rentals. The HOA could pass a clause that properties cannot be leased retroactively. The current clause regarding commercial activity that could be used to limit corporation buying properties.

Discussed how rentals are negative to the HOA: neglected property maintenance that create other problems for neighbors, property values decrease, uninvested/non-participatory neighbors

Discussed the need for stricter ARC enforcement and a system for logging the letters, making the repairs, and billing the homeowners.

Discussed an LRC (lease review committee) whereby we require at the sale that they agree to abide by our leasing process which includes to provide a lease.

Motion: Joel motioned that we establish a lease review committee that will be tasked with creating the parameters and process for rentals. This includes approving all rentals. There will be a letter that will be provided and signed by the buyer acknowledging that they will abide by the covenants and the lease review process. Terry seconded. The motion passed unanimously.

Discussed the email that we received about the parking in the cul de sac email. We decided that we will communicate that the HOA aren't in a position to enforce parking on public streets and suggest that the homeowner talk to their neighbor and then contact Metro if the problem is not resolved.

Annual Meeting – we must be out at 8pm. Everyone will get 5 minutes to speak except covenants which will get longer to discuss.

The message board will be installed in the next 30 days.

Calendar of Board Meetings

Location: Terry's house

When: 3rd Monday of the month at 6:30pm

12/16/19