

Yoakum Run HOA Board Minutes
October 29, 2016 Meeting

The Yoakum Run HOA held it's quarterly board meeting at 2pm at the Timberline Hotel. The following were in attendance:

Board Members:

- John Grizzard – President
- DJ Richards – Vice President
- Julia Aucremanne – Treasurer
- Tom Youngblood – Member-at-Large
- Nancy Ford (Secretary) was absent

Homeowners: Carl Faller, Ann & Jerry Brewster, Janice Youngblood, Bob Cherry, Barb Foster

The meeting was called to order a few minutes after 2pm by John Grizzard. A roll call of officers was conducted and the following agenda agreed to:

1. Financial Report
2. ARC Report
3. Drainage Report
4. Snow Plowing
5. Fire Hydrant Extensions
6. 2015 Minutes
7. Paving

TREASURES REPORT

Julia Auremanne provided the Treasure's report. Our income for the quarter was \$3000.37 which consisted of interest, two assessments, and a payoff of the lien on lot #33. Our expenses for the quarter were \$4,728.73 which consisted of the cost of a new sign, (\$1,325), annual insurance payments (\$2,107), our annual \$500 donation to the fire department, county taxes (\$71.74), business expenses (\$132.11), an assessment refund due to overpayment (\$137.50) and the Homeowner's lunch in July (\$455.38).

As voted on at the Homeowner's meeting in July, we set up a bank account to hold excess funds in the amount of \$20,694.35. These funds will be used to provide a credit to the annual assessments and will be depleted over the next two years.

ARC REPORT

DJ Richards gave the ARC Report. The only application received was from Bob Cherry to add additional fencing to his property. The ARC committee was going to process it expeditiously. All other previous applications had been reviewed and work has been completed.

DRAINAGE REPORT

John Grizzard provided the drainage report. The focus activity was on the capacity of the culvert under Yoakum Run Rd. near the Miller's house. An engineering study performed (at no cost to the HOA), shows the 30" pipe installed by Lester Miller, when at capacity, funnels 10.1k gallons/minute more water onto the culvert than the culvert can handle. To open up the culvert to match Lester's pipe, would then put that much more water into the ditch below the culvert which it currently can't handle.

After some discussions following the meeting, we are going to try to schedule a meeting with Lester and those homeowners that could be affected below the culvert to see if we can develop a solution that works for everyone. This will be done over the coming few months with the idea of implementing a fix in the spring.

SNOW PLOWING

The Board agreed to contract with Steve Thompson again this winter to plow Yoakum Run Rd. Other candidate companies that proposed to do the work last year have already opted out for this winter.

FIRE HYDRANT EXTENSIONS

We ordered fire hydrant extensions and they are in Yoakum Run. During this process we learned that our existing fire hydrants don't have shutoff valves. In order to install these we would have to cut off water to the whole neighborhood. The Board decided that our fire hydrants should have shutoff valves. We will order the shutoff valves for each fire hydrant and have them installed at the same time as the extensions in the spring. This will reduce the risk of having to shut off the water multiple times. Tom Youngblood is going to meet with George Wilfong to coordinate the order and the work.

2015 MINUTES

Nancy Ford has reviewed the voice recording from the 2015 Homeowner's meeting and has recommended a few minor changes to the minutes. We will review those and repost them. We will vote on these minutes at the 2017 Homeowner's meeting in July 2017.

PAVING

Yoakum Run Rd. has a large dip in the asphalt near the east cul-de-sac. Tom Youngblood has contacted Cooper Asphalt and they will try to get to the Valley to repair this prior to winter weather setting in. If they can't they will repair it in the spring.

DISCUSSION

Two pertinent items were discussed after we completed the agenda.

1. Janice Youngblood suggested that we have a POC for the utility companies to contact in case of issues within the community. This person would then be able to send notices out to the homeowners as Nanette did when we recently had issues with water quality. If someone would like to volunteer for this please let us know. Janice can coordinate this with the utility companies.
2. Barb Foster asked us to consider using the US Postal Service to mail copies of minutes and announcements during the year. Currently we only mail hardcopies for the annual Homeowner's meeting. This significantly reduces our expenses. If a homeowner wishes to receive a hard copy of board minutes, please let us know and we will consider it if it's a small number.

The meeting was adjourned by John Grizzard