

St. Andrews Place Homeowners Association Meeting
April 28, 2022, 7:00p.m.
Holy Spirit Church

Board members present: Bobby Knoblauch; Joelle Dreiling (recording secretary); Matt Noble; Al Patchett; Steve Fry

Board members absent: Liz Blubaugh, Justin Wolf

I. Opening of Meeting

a. Call to Order

i. Board Chair, Matt Noble called the meeting to order at 7:01p.m.

b. Approval of February March 24, 2022 Minutes

i. Minutes from the previous meeting were included in the community packet.

ACTION: A motion was made and seconded to accept the minutes as presented. Motion carried.

II. Financial Review

a. End of month statement - the end of month statement was included in the community packet. (information only)

III. Old Business

a. General HOA email

An email was developed hoa.st.andrews.place@gmail.com that residents can use to contact board members.

In addition, board member Steve Fry created a neighborhood website that is still in development and should be available soon. This website would not house official HOA business and/or documents. Those documents will still reside on the HOA website under a secure login. However the neighborhood website would provide an opportunity to share information regarding the community specifically related to common area improvements, events, etc.

b. Retaining pond fix

No information had been received by HOA concerning our request for bids. This topic will be addressed at the next meeting.

c. Sidewalks

Board member Bobby Knoblauch is obtaining bids. This topic will be addressed at the next meeting.

d. Compliance

The neighborhood compliance log will be reviewed in executive session.

IV. New Business

a. Lawn Care - weeds and sprinklers

The board asked the HOA to contact the lawn care company to ensure they are treating for weeds as well as adjust the spray pattern of the sprinklers and the timing. After input from the

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community members in attendance, the board landed on a 4a.m. start time, once a day, every other day.

a. Form a design review committee

The HOA asked that a design review committee be formed in an effort to expedite the approval and/or denial of community project request forms. The following board members were nominated to the committee: Bobby Knoblauch, Joelle Dreiling, and Al Patchett.

a. Additional new business brought forth

- i. Goddard Pool Night – Board member Liz Blubaugh brought forth the idea of renting the Goddard pool for a community event to board members. Since Liz was unable to attend the board meeting and provide additional details around her ideas for the event, this topic was tabled.
- ii. New board member Justin Wolf will be stepping down as a board member as he has sold his home and will be leaving the community. The board asked attending neighbors for nominations. Anyone interested is encouraged to self-nominate by sending an email to amy.kelsey@hoa.org

Open Forum - HOA Members Questions or Requests (A=Answer, Q/C=Question/Comment, R=Request) *Note: contrary to the agenda, the open forum occurred prior to executive session.*

Residents brought forth concerns to the board's attention.

- Q/C: A resident mentioned there was chatter on a Facebook page regarding an empty lot near the south community entrance. Another resident stated that a playground was discussed at a board meeting held approximately three years ago (when the board was managed by the HOA) and that nothing happened. *A: The board asked the HOA to produce the minutes from that meeting to understand why no action was taken as well as research whether or not that lot is owned by the developer or is now owned by the neighborhood association.*
- Q/C: A resident expressed concerns about cars that are continuously parked in the street and asked if anything can be done about that. *A: The covenants detail specifics around the parking and storage of vehicles but don't restrict the ability to park on the street, just the timeframe allowed.*
- Q/C: A resident brought forth many concerns: city salting (throwing salt far into driveways and yards); weeds transferring from the common area to his lawn; the large sign was taken down but whoever removed it never filled in the holes; trees removed in the common area and not replaced; the south entrance is now a construction entrance for Dove Estates causing an increase in noise, traffic and fear of street damage. *A: The board thanked him for his comments and will check into the issues involving the community commons area for replacement/repair. He was encouraged to contact the city regarding the salting. The board will reach out to the developer of Dove Estates to inquire about the possibility of creating a new construction entrance.*

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- Q/C: A resident asked the board to speak more loudly when talking as they were having difficulty hearing.
- Q/C: A resident expressed concern about the quality of fish in the pond (deformed, etc.) and asked the board to reconsider the catch and release policy. *A: Board member Al Patchett will look into the possibility of a pond survey. Based on those results and expert opinions from a conservation agency, the board will reconsider the catch and release policy to improve the quality of fishing within the community.*
- Q/C: Even though we have dog waste stations throughout the community, the community is still experiencing an issue with dog waste (the lack of owners picking up after their dogs). All community members are encouraged to remove their dog's waste whether it be in areas on walks (includes common areas) or from their own yards. To all pet owners, please help keep our community clean and enjoyable!
- Q/C: The 4th Thursday of each month will be reserved for board meetings. Notifications regarding meetings will still be made via an email blast and via signs placed at the entrances to the community. All are encouraged to attend.

V. Executive Session - the Board adjourned to executive session to review two accounts and two project forms. The residents in attendance were excused and invited to return after the executive session concluded.

The board reconvened and made a motion to approve the following actions.

- Account 19572 – Waive the intent to lien fees.
- Account 44397 – Will not waive the fees until documentation from the bank can be provided.
- Two resident project forms were approved.
 - 2522 St. Andrew Court
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ACTION: A motion was made and seconded to approve the actions as identified on the above-mentioned accounts and properties. Motion carried.

VII. Adjournment

ACTION: A motion was made and seconded to adjourn the meeting. Motion carried. The meeting adjourned at 8:47p.m.