

4/7/2019 DLE Board Meeting

Meeting started 8:00pm

Attendees:

Scott Armstrong (President), Tim Speer (Architectural committee), Mark Walker, Judy Walker, Mary Young, Ryan Clem (Vice President & Architectural committee), Jon Lane, Cheryl Heinen (Secretary & Architectural committee)

- **Treasurer Report:** Reviewed current balance of \$9,164. We are trying to maintain a \$10,000 minimum in the account.
- **Property Taxes:** Judy paid \$175.56 for 2018 property taxes. She received the 2019 taxes and the total for all common areas (including both ponds) equals \$171.48. She will pay the full year taxes and it was determined that there is no need to split taxes as indicated in the letter received from the auditor's office.
- **Tax Return:** It was determined that the Association had to file taxes, even though we are a not for profit Association. Judy hired Ken Siegel to file our taxes. We did not owe any taxes, but the filing cost the Association \$150 to file the return.
- **Pond B update:**
 - Pond B was supposed to have been deeded over to the Association in September 2018, but it was never filed.
 - Ryan confirmed that the pond is now properly deeded over to the DLE Association as of 2/11/2019.
- **Pond Maintenance:**
 - Hired Pond Champs and they have been out recently to view the ponds.
 - There are still cat tails around pond A, especially behind Lot 11 (Brad & Wendy Badders). Ryan will send a note to Brad asking if he needs help removing the cat tails. We want to get them removed before Pond Champs starts on their maintenance. If help is needed, Ryan will let the rest of the board know that they need help. Mary Young will also add a note in the letter she will be writing about spring cleaning (see information below for additional details)
 - Mark will turn on the Pond pumps the 1st weekend in May.
- **Spring Cleaning:**
 - It was pointed out that there are several lots with stuff sitting out and visible to the road, such as piles of bricks, wires, etc.
 - Mary will put together a friendly letter that we will distribute to all home owners, asking that we all take a look at our property and clean it up. Mary will draft the letter and email to the Board for review before sending out to the homeowners.

- **Light Poles on each lot:**
 - Reminder: Covenants currently state that all homes are to have a dusk to dawn light in their front yard (covenant section 6.12). There are several homes without a light post/pole. It was proposed that we have a 2-year phase in to allow homeowners the time to add a light post/pole. Vote was taken, and the motion was approved by 12 out of the 18 lots present at the meeting.
- **Decorative Street Signs:**
 - We decided to keep this on our agenda and discuss as a future project.
- **Street maintenance:**
 - There are cracks in the road. Mary will reach out to Ben Parker at the DeKalb County Highway department to discuss possible solutions.
 - Street Sweeper – it was suggested that we hire a street sweeper to come clean up all of the sand on our roads. Jon will get a quote and report back to the board.
- **Outbuildings:**
 - Lott 26 (Bryan & Angie Grogg): Asked if his outbuilding can be built without a concrete foundation. There is nothing in the Covenants that specifically address a concrete foundation. However, the outbuilding should be in harmony with the surrounding structures and topography in the subdivision (as stated in the Covenants). Tim Speers will reach out to the homeowner and discuss.
- **Pipes/Tiles behind Lot 28:**
 - There is a pile of tiles, etc. behind the lot that was left by Ultimate Development
 - Ryan texted Stuart and he said he'll come by on Tuesday to pick them up.
- **Future Development outside of DLE:**
 - Question arose as to when Henney will be developing the surrounding property. Ryan will reach out to Henney Development to see when they anticipate beginning their development.
 - There will potentially be a petition that will come around to home owners to avoid Henney from using our street for their construction entrance.
- **Next meeting:**
 - Next meeting will be May 19th at 8pm. Location is Mary Young's home.
 - We will review the responses we receive from the "Spring Cleaning" letter.

Meeting Adjourned: 9:45