

Minutes of the Dallas Downs 2019 Annual Meeting  
Held at Oak Valley Baptist Church on 11/14/2019

- I. David Pendergrass called the meeting to order at 7:00pm.
  - A. A quorum is achieved due to receipt of 20 proxies with 22 households represented in person.
  - B. David introduced the 2019 board of directors
  - C. David covered the 2019 accomplishments
    1. Replacement planting for arbor vitae trees is scheduled to be completed in 2019 representing the complete replacement of the trees lining Dallas Blvd
    2. Repair of kiddie pool at a cost of \$7,125
    3. Re-mulched the playground at a cost of approximately \$2,000
    4. Authorized replacement of basketball goal
    5. Professionally cleaned the tennis courts and the exterior of the pool house
    6. David briefly highlighted the challenges with Brightview
  - D. David reviewed the 2020 budget including discussion of changes in management expense and reduction in capital expenditures due to the completion of the Boulevard planting project.
    1. Discussed the fact that there will likely be several un-budgeted capital expenditures in 2020.
    2. As dues did not increase, no vote to approve the budget was required.
  - E. David covered general updates:
    1. Ron Topinka has agreed to handle all vendor management activities. As a result, Westwood's management fee was reduced \$8,800. They will now handle financial management, several administrative activities including property surveys, related notifications and other general communication with the community.
    2. David provided further updates regarding the relationship with Brightview. Eric O'Neill from Brightview has committed to better service and results in 2020. The board elected to give the another year.
    3. David covered fine policy updates. The first fine has been assessed for non-compliance with covenants. The process going forward will be as follows:
      - a) Notice of non-compliance sent to resident
      - b) Second notice of non-compliance sent to resident stating that the next notice will be accompanied by a \$50 fine.
      - c) Third notice includes assessment of a \$50 fine each month until cured or alternate arrangements are made.
    4. Most common violations are visible trash cans, household items being stored outside by residences, and deteriorating trim, fascia, and soffits.
  - F. Board members are elected. All members present voted unanimously in favor of the four nominees:
    1. David Pendergrass
    2. Candy Vaughn

3. Bruce Theobald
  4. Carolyn Riviere
- G. Charles Yingling is a returning member.
- H. Each member received sufficient votes by way of proxies to easily approve the listed nominees for the 2020 term. Of the 20 proxies submitted one person did not vote for David Pendergrass, one did not vote for Bruce Theobald, and one did not vote for Candy Vaughn. Carolyn Riviere was elected unanimously.
- II. Homeowner Forum
- A. Cody Blair and Maria Lewis were in attendance from Westwood Management to introduce Maria as the Dallas Downs 2020 property manager replacing Anthony Roselli and to answer any questions.
- B. Nancy Tudor asked a clarifying question about the frequency of property surveys.
- C. Multiple homeowners brought up the fact that Sullivan Farms residents are dumping lawn waste and other items into the Dallas Downs common area. Maria will get in touch with the Sullivan Farms management company to address the issue.
- III. David motions to adjourn at 7:48pm. Bruce Theobald seconds the motion, and the meeting is adjourned.