

# THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.

## HOA BOARD MEETING MINUTES

**DATE:** August 06, 2019 7 pm

**LOCATION:** Seminole Recreation Center

The purpose of this meeting is to review TG's HOA By-laws and Declarations

- I. Call to Order: 7:00pm.  
Board Attendance: Bob Jahnke, Susan Garrity, Alan House, Joe Disharoon & Vickie Cuesta
- II. Proof of Notice: Posted at both entrances August 3 - 6, 2019
- III. Review TG's HOA By-laws and Declarations:

### A. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

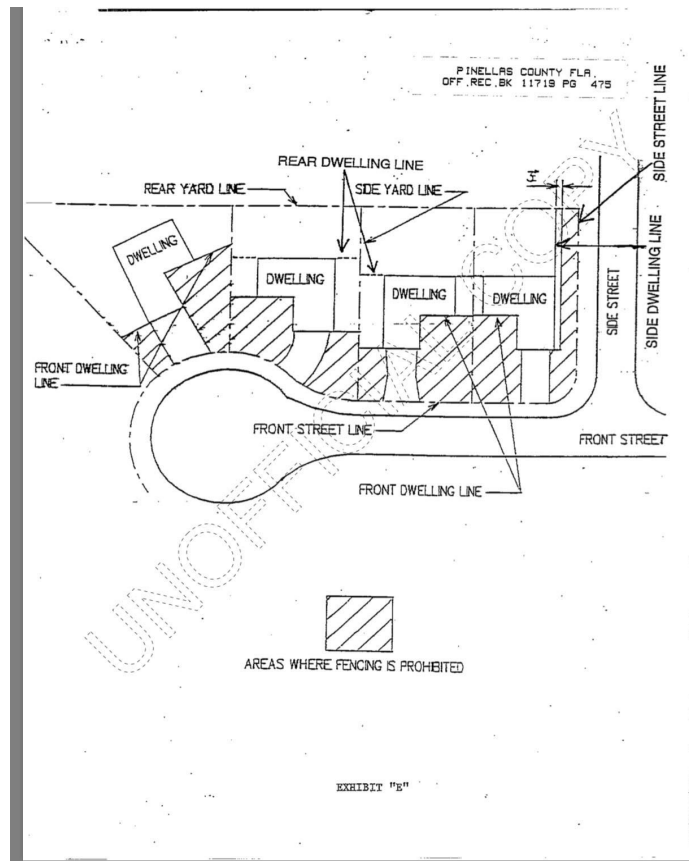
1. ARTICLE VI - COVENANT FOR MAINTENANCE ASSESSMENTS, SECTION 4 (p.13): Insert, "Special assessments should only occur if Reserve Funds are insufficient."
2. ARTICLE VIII - USE RESTRICTIONS, SECTION 1. Residential Use (p.18): Insert, "No single family dwelling may be subdivided in any form, including fractional ownership, timeshare ownership or monthly ownership."
3. ARTICLE VIII - USE RESTRICTIONS, SECTION 6. Commercial Uses and Nuisances (p.20): Replace with, "No trade or commercial activity shall be carried on upon any Lot, except as hereinafter provided for Declarant and except that real estate brokers, Owners and their agents may show Dwellings for sale or lease; nor shall anything be done on any Lot which may become a nuisance, or an unreasonable annoyance to the neighborhood.

David will check into wording to ensure restriction of residences used for commercial or trade activity. Zoned as residential not commercial.

4. ARTICLE VIII - USE RESTRICTIONS, SECTION 8. Fences, Walls and Hedges (p.21): Insert "gates" into wording and remove sentence 3.

Except as to fences, **gates**, walls or hedges originally constructed or planted by Declarant or Builder, if any, no fences, **gates**, walls or hedges of any nature may be erected, constructed or maintained upon any Lot within any areas of a Lot designated as "areas where fences are prohibited" in Exhibit "E"; provided, however, that no fence, **gate**, wall or hedge shall be erected or permitted on a Lot in any location thereon where Declarant has erected a privacy fence or monument as provided in Subsection 4(c) of this article. As to any fence, **gate**, wall or hedge erected or maintained pursuant to this Paragraph, such fence, **gate**, wall or hedge may be constructed or maintained to a height not to exceed five (5) feet. Such fences must be kept in good condition and repair. No fence, **gate**, wall, or hedge may be constructed or maintained between a Front Street Line and the Front Dwelling Line.

Notwithstanding the foregoing, a decorative wall or entrance forward of the Front Dwelling Line or forward of a Side Dwelling Line fronting a Side Street Line shall be permitted if constructed at the same time as the original Dwelling on the Lot as part of the Dwelling's elevation or design. Construction or planting of any fence, gate, wall or hedge, including materials used, must be approved in accordance with Article IX of this Declaration.



front dwelling line?

5. ARTICLE VIII - USE RESTRICTIONS, SECTION 9. Vehicles (p.21): Replace.

No motor vehicles shall be parked on the Properties except on a paved or concrete driveway or in a garage. No resident-owned commercially-marked motor vehicles which are primarily used for business other than those present on business, nor any trailers, may be parked on the Properties unless inside a garage and concealed from public view. Boats, trailers, campers, commercial trucks, commercial vans, motorcycles and other recreational vehicles shall be parked inside of garages and concealed from public view.

David will check into wording to ensure restrictions do not exceed 48 hours.

6. ARTICLE VIII - USE RESTRICTIONS, SECTION 12. Antennas, Roof Structures and Other Equipment (p.21): Insert "Other Equipment" in section title, along with a sentence to include, "other equipment (generators, bounce houses, jungle gyms, sporting equipment, etc.).

**B. ARTICLES OF INCORPORATION** - pp. 3-5. Remove Class B membership and update BoD

**C. BYLAWS**

1. P. 9 will need to be updated with approved revisions.
2. Exhibit "E" requires clarification of where gates or fences are permitted. The document states, "No fence can be constructed forward of the front dwelling line," implying residents would NOT be allowed to have a fence at the entrance, but makes no provisions for a gate at the entrance.
3. Update zip code on street addresses

David will review requested changes with attorney, craft the proxy vote required, insert space to include email address.

**IV. Violation hearings and follow up**

The board voted in favor of following through on steps 1,2, and 3 of the violation notices, then applying fines according to the provisions in the Bi-Laws.

**V. New Business**

- A. Residents agree a sign should be posted to alert alligator sightings. Bob will investigate this.
- B. Bids will be solicited to have Christmas lights installed by outside company versus residents.
- C. Subdivision yard sale proposed for November 2, 2019. Need to see if any conflicts exist.
- D. Need to investigate if we can block off entrances to car traffic on Halloween.
- E. Marianne Putnam volunteered to be on the Design Review Board.
- F. Design Review Board needs to amend current manual in compliance with changes to ByLaws and Declaration of Covenants, Conditions and Restrictions
- G. Investigating the cost of replacing and repairing mailboxes to include as part of HOA annual maintenance, along with pressure washing of community sidewalks, drain covers and curbing.

**VI. Next Board Meeting: TBD**

**VII. Adjournment: 8:32pm**