

Eutaw Forest Annual HOA Meeting

May 1, 2018

Board Members Present:

President: Jessica Stiver

Vice President: Jared Dugan

Treasurer: Rosemin Daya

Secretary: Paige Quillin

Board Members:

Mike Yestramski

Deana Langley

Mike Stringer

Quorum met with 26 residents

Meeting start time: 6:30pm

All residents given agenda and budget for 2017/2018

Officer Yates (Community Liaison Officer) of the Charles County Sheriff's Office spoke to residents. We were informed that we would no longer be receiving once daily drive throughs in the neighborhood as the county needed the officer resources for other tasks. Officer Yates said they looked at which communities were active in Neighborhood Watch, National Night out and attending community outreach meetings by the sheriff's office. Since Eutaw Forest ranked very low on participation on this scale we were removed from the list of neighborhoods for a community liaison. Officer Yates said that our situation could be reviewed in a year and based on our participation we may get back on the list. Officer Yates said our community is still very low on crime. Most crime in our neighborhood is related to thefts from unlocked cars and unlocked sheds, so many things that can be self-corrected. He also said he knew speeding was still an issue in our neighborhood and he would see if we could get the speed sign again to remind residents to watch their speed. One thing that has been on the increase in our surrounding area is theft of packages so Officer Yates suggested having items shipped to your work address or possibly a neighbor that is home during the days.

Old Business:

Park:

There was some vandalism at the community park, we were able to get restitution from the vandal and repair the issues. The community park is for all so we ask that if you see any suspicious behavior that you call the Sheriff's office. The park is only open until dusk so there should not be anyone there after

this point in the evenings. If you see 4 wheelers entering the park area you are also asked to call the Sheriffs office as these are not allowed. There have been many additions to the community park such as tables and a playground area. This is a great area for people to gather for fun like soccer, football etc.- we hope you will go look at how nice this area is as it is a benefit to living in Eutaw Forest.

Covenants compliance checks have started back up on a quarterly basis for all, however at any time a notice may be served if you house is in gross neglect of the covenants.

HOA Dues/Budget- the 2017 and 2018 budget were reviewed and approved. There are less than 6 residents that have not paid 2017 dues, legal proceedings are in motion. Dues collections for 2018 are going great with the addition of PayPal to our website.

Architectural review committee- it is reminded that any changes to your property refences, sheds, pools, driveways and solar panels, need to be submitted before any work starts. Some items need approval from both the HOA and the county so please check your scope of work. Architectural Forms can be found on our website and for quickest reply email works best eutawforest20603@gmail.com. We will return your forms within 2 weeks.

Resale Packages: If you plan on selling your home please visit our website for complete details on requesting a resale package before closing. There is a \$100 transfer fee that needs to be submitted before a covenants inspection can take place. We also ask that you give us at least 3 weeks before closing to complete all necessary paperwork.

New Business:

Process to limit number of homes sold to any one company or individual:

Exploratory Committee set up to discuss limiting the number of houses one buyer/company can purchase in Eutaw Forest.

Landscaping: We have new landscapers who will be changing out some of the flowers and shrubs at the front entrances- not much has happened yet due to the cold lingering.

National Night Out- Jessica asked if there were any volunteers for this project. If we want to get back in consideration for a community liaison officer this is something that must be done. Attendees were asked to email Jessica if someone would like to chair this event.

Block Party Drawing: There were only 2 residents who filled out their forms to host a block party inviting 10 of their neighbors(homes). The prize money will be divided between these two residents, Rick & Denise Warford and Barry Sheldon. They will be asked to provide receipts for said party.

GAS Service: Resident and Board member Mike Yestramski is going to be investigating how we would go about getting gas service in our neighborhood. He will provide the board more information as he gets it.

New Website and Facebook page: Our website has been revamped and is up to date with any forms you may need as well as the option to pay your yearly dues and transfer fees by PayPal. We ask that all residents subscribe to the site so we can send you email updates. Our Facebook page has also become very active and is a good source of information and neighbors helping neighbors. Please check it out, it is a closed group, so you will be asked a few questions before your approved.

Request for new board members- there was a general call for new board members, the following volunteered to join the board:

Jenny Robeson- Captain Dement

Patricia Gray- Captain Dement

Vanessa Brown- Eutaw Forest Drive

Haley Bacon- Eutaw Forest Drive

A motion was presented to accept these residents as members of the board. New board members were asked to stay at the end of the meeting for a short welcome to the board.

Meeting was adjourned at 7:35pm