

## **Thistle Downs Home Owners Association Minutes of April 28, 2018, Meeting**

The Thistle Downs Home Owners Association (HOA) Meeting was called to order at 5:05 p.m. at the Amenity Center by David Marino, HOA representative. A total of 35 home and property owners were in attendance.

**Secretary's Report:** We have not been provided a Secretary's Report by Community Associations Management (CAM) at OIB, Inc. from our last HOA Meeting held on February 12, 2018.

### **Items of Discussion:**

1. Thistle Gate House.

- David Marino reported that, with the approval of Bill Haberman, improvements have been made to the interior of this building, which had been in very poor condition. A big “thank you” goes out to Gary and Israel for their help. Gary gave it a much-needed thorough cleaning, and Israel gave it a fresh coat of yellow paint. Additionally, a new chair, table, and small rug have now replaced the items that had been in the building, as they were partially broken, taped up, and/or not in usable condition.
  
- Bob Molloy and David Marino have met with the Greeters and reviewed their responsibilities. Policies, such as dress code, no-smoking, and parking, were discussed. They have been asked to pay attention to people coming into the community on foot, especially if they are carrying fishing poles. Only owners, their guests, and Thistle employees are permitted to fish on the property. The Greeters have been asked to look out for multiple cars attempting to drive through the visitors' and owners' front gates to avoid accidents. Finally, the Greeters have been asked to familiarize themselves with all the owners' addresses, so that they can direct visitors to the correct location.

2. Street Lights. There are now street lights on Kilbernie Court.

3. Four-Digit PINS. Ravina Roberts with CAM had said that she would provide 4-digit PINS to home and property owners by the end of April. We are still awaiting those PINS. Although the scanner at the entrance to Thistle is not working properly, it cannot be dismantled as it is somehow wired to the security system.

4. Changes in Security Company. Sentinel Security is the name of our new security company for our community.
5. Listing of Names in Directory. The community's Directory at the front gate now contains "A Pro Shop," at the beginning of the list to facilitate entrance into Thistle by those who arrive to pick up golfers after the Greeters have left for the day.
6. CAM. There was much discussion about the lack of timely customer service from CAM. David Marino said that he has never seen the Statement of Work (SOW) that defines CAM's responsibilities. Many attendees said that they would be in favor of hiring a new management company. CAM's contract expires on June 1, 2018. This doesn't give us a lot of time to make a change, but David Marino will talk with Bill Haberman about this important issue and report back to everyone.
7. Website. Our community does not have a website as many other communities do. There was much discussion about possibly running our own website, as some home and property owners are well versed in information technology (IT) and are willing to help. Joe Millard said that the Crow Creek Website is an example of a good one. Homeowners Paul and Karen Dunbar volunteered to look into the matter, and more information will follow soon.
8. Painting the Amenity Center. Joe Millard suggested that some of the trim on the outside of our Amenity Center needs to be repainted. However, we have yet to locate paperwork that says who "owns" the Amenity Center, and who would be responsible for painting it. David Marino will follow-up with Bill Haberman on this issue.
9. Landscaping Issues. David Marino asks that home and property owners contact him when they have concerns about landscaping issues. He then will contact John Pridgen. This format will facilitate action on these issues and streamline communication. David Marino also stated that, if the homeowners wanted to form a committee to handle landscaping issues, he would support it.
10. Construction. David Marino reported that the hours for construction in our community are Monday-Saturday from 7:00 a.m. until 7:00 p.m., except in unusual circumstances. With prior coordination, construction work could occur outside of those hours.
11. Our Roads. There was much discussion about the condition of our roads, how long they might last, and who is responsible for making repairs to them. David Marino received a document from Bill Haberman a few weeks ago that said the roads had been turned over to the home and property owners on March 8, 2018, which was very surprising. David provided a copy of this document to all home and property owners via email. However, the CC&Rs are difficult to understand and/or interpret, which puts the homeowners at a clear disadvantage. Many issues were discussed, including (a) the homeowners being responsible for the roads on which their homes are located while the developer would be responsible for Thistle Downs Road, (b) adding a \$1 or \$2 fee to the cost to play a round of golf to offset

the costs of road repair since the main road is used primarily by golfers, and (c) possibly hiring an attorney as a last resort to resolve this issue. David Marino suggested that several homeowners meet with Bill Haberman to discuss these issues and try to come to a resolution. Finally, Garin Waters made a motion to form a committee to fact-check the CC&Rs and obtain more background information regarding our rights and responsibilities. The motion was seconded by Joe Millard and was then adopted. David Marino then said he would attempt to solicit volunteers for this committee. Ron Cormier predicted that we would have an assessment within 60 days, so forming the committee and looking into this matter cannot be delayed.

**Announcements:**

- Mary Millard reported that the pool is now open, and the speakers in the exercise room are now working properly. Balloting for changes to the Amenity Center's rules and regulations were in and counted. Mary reported that a total of 26 ballots were received. There were 23 votes for "yes" to reservations and 3 votes for "no." The changes to the CC&R's were sent to and approved by Mr. Haberman. A calendar will be developed and maintained by CAM until the Thistle website becomes a reality.

**Adjournment:** On a motion by Stan Greenspon and seconded by Mike Crockett, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Mickey Marino