

Irish Acres Homeowner Association, Inc.
Annual Meeting Minutes
February 28, 2019
6:00 PM @ The Barn

Attendance: 19 Home/Lot Owners and some spouses were present (approximately 32 individuals)
Debbie Bullock, HOA

Minutes: Annual HOA meeting minutes for April 22, 2018 were reviewed.

2018 Financial & Activities Report; 2019 Proposed Budget: Were reviewed with no comments.

Barn Demolition. Residents were informed that even though the Barn was not demolished during 2018, it was still on the project list for completion hopefully in 2019.

Subdivision Traffic and NW 77th Street Entrance Improvements/Project. Residents present stated the existing entrance off NW 77th Street is in desperate need of repair. There are huge holes and dips that need to be filled in possibly with asphalt millings and graded as a quick fix.

Residents also inquired about the status of the potential construction of a new and more permanent entrance off of NW 77th Street; if this entrance is completed - will there be a new street number assigned to this street; and, due to vehicles speeding through the subdivision some residents asked about the possibility of installing speed bumps on the subdivision's roads.

Another issue being experienced by Irish Acres is the problem with traffic backing up at the intersection of N. Hwy 441 and NW 77th Street. Because of this backed up traffic, vehicles (cars and semi-trucks) are trying to find alternative routes to Hwy 441. Pictures were shared showing semi-trucks traveling through Irish Acres and actually going out of the front main entrance of Irish Acres. This type of traffic is causing problems with damage to Irish Acres private roads and main entrance's circular drive that is not designed for commercial vehicles. Marion County Traffic Operations was contacted to discuss possible assistance with this issue and was informed it was Irish Acres problem. Debbie indicated she would design new signs to be posted at this entrance prohibiting any other traffic other than residents and SFR Construction vehicles.

CenturyLink Discussion. Debbie informed Residents present that she is continually seeking to improve the service telecommunication services provided by CenturyLink for Irish Acres Subdivision. She was contacted by a CenturyLink representative just a few days before the annual meeting letting her know that CenturyLink would again be reviewing its current level of services for potential upgrades. She encouraged CenturyLink to proceed with this review because this is a subdivision with 220 potential homesites that may justify upgraded services.

Residents ask Debbie to investigate whether or not fiber is available across the street at Adena Springs Golf and Country Club and if it is, could it be brought across 441 to Irish Acres.

Storage Site within Irish Acres. Some residents suggested the possibility of designating one of the common areas within Irish Acres that residents could store boats, RV's, extra Vehicles and other items. It was briefly discussed by those present, however, concerns were raised about liability issues and also where within the subdivision would be appropriate.

Front Entrance Light Issues. Debbie stated she had been made aware of the front lights not turning on properly and she had asked that they be checked out and fixed. She was informed that when the electricity goes out it shuts down the timers so the light will not turn on properly. The recommendation to fix this problem is to switch out the system to a battery back-up. Other ideas to fix the problem were offered and will be looked into as a solution.

Hay Rolls. Homeowners requested that the deteriorating hay rolls still present within Irish Acres needed to be removed as soon as possible because of safety concerns and deteriorating appearance/weed growth. There are safety concerns due to individuals using the hay rolls to hide behind at one point. Debbie assured the residents she has asked and will continue to ask that they be removed as soon as possible.

Street Light Repairs. Residents mentioned there were several street lights out. Debbie indicated she was planning on driving through the subdivision after the meeting to determine which lights were out and would submit a request to Duke Energy for repair. She also asked resident that if they notice any light that is out if they could provide her with the pole number on the street light she would be happy to request it be repaired. Duke Energy has a very simple and easy website to report these outages and Duke Energy normally repairs the lights within one or two weeks of it being reported.

Additional Mowing of Common Area Requested. It was requested that Irish Acres Common Area designated as Tract G, located at the corner of NW 17th Circle and NW 88th Place, be included in the existing land maintenance contractor responsibilities. Debbie will contact the current service provider for a cost to mow this lot on a regular basis.

Establishing Fine Process/Procedures for Irish Acres Covenants and Restriction Violations. Residents expressed concern about several homes in Irish Acres that have taken longer than the 12 months allowed to complete construction of their SFR. Debbie indicated she is aware of how far past these homes are from their allotted completion date and has not pursued establishing a notice/fine process for non-compliance mainly because of legal expenses that would be incurred by the HOA.

Residents requested this was not fair and this process/procedure should be established and utilized on behalf of the HOA. Debbie concurred and will proceed with establishing this process and procedure.

There being no further discussion, the meeting concluded at 7:00 PM

Respectively submitted, Debbie Bullock, Executive Assistant