

McBride Hills Homeowners' Association
Minutes of Annual Meeting

January 29, 2018

Old Bradfordville School, Tallahassee, Florida

Called to Order at 6:33 p.m. by President McClure. 19 homeowners present.

President's Report

Thank you all for attending. Introduction of President Chuck McClure and VP Steve Bryant

Former Secretary Mike Smith has moved to New Orleans, so there is now vacancy in that office.

Thank you to Vicky McClure for helping with the hanging and removing of Christmas decorations this past season. Thanks also to Jennifer Ford for assisting Vicky. Also note that the decorations are showing wear and tear and might need to be replaced soon.

WastePro finally settled over oil dripping damage on road. \$7,500 split between McBride Hills and McBride Estates.

There have been complaints about WastePro not picking up waste, but note the following: Solid waste and recyclables need to be placed in the appropriate bins provided by Leon Co. Yard waste needs to be placed out separately and must be packaged up in 4 x 4 x 5 parcels. Bulk waste needs to be scheduled with WastePro for special pick-up.

Update from Chuck McClure, President, after conversation with Claude Walker, on Bannerman Crossings:

Feb 4 Mom and Dad's Italian Restaurant opens

This summer, Dick's Wings & Sports Bar opens

Expect 142 residential units to be built starting June 1. Built in 4 phases.

Phase 1: Attached single family units, circular and opening onto central greenspace.

Phase 2 & 3: Zero lot line properties, 1200 sf a piece

Phase 4: This will be $\frac{2}{3}$ of whole project. 70 x 150 ft lots, detached sf units with 1800-1900 sf of space

Supposed to be established greenway/belt that protects Lake McBride

Pam Hall was concerned about water runoff and other environmental impacts

Proposed tenant for the old New Leaf space -- but identity not disclosed yet

Ace Hardware to open in May or June

Credit Union opens in April

Our county commissioners have been less than fully responsive to resident concerns re development and impacts

E of Tville Rd is zoned rural

W of Tville Rd is zoned for development

We should keep an eye on Blueprint 2020

Introductions of neighbors

Report of light out at the bend in back on McClure

Election of Officers

Nominations: Chuck McClure for President

Steve Bryant for VP/Treasurer

Adam Tanenbaum for Secretary

Nominations Closed

Unanimous vote for the slate of candidates. Officers elected.

Treasurer's Report

HOA Balance as of December 31, 2017: **\$36,292.48**

Major expense this past year was \$48,000 for paving McClure from Maclean to Maclean. This was done because repair at circle at back of McClure had washouts/erosion on shoulders and posed safety concern. The overall price was better if the HOA did whole south half of McClure at same time.

North half of McClure currently scheduled for repaving in 2020. The HOA takes in about \$11,000 per year. Expenses are around \$4,500 per year. So it will take time to build up reserve to pay for the paving. Once that happens, HOA will be working with McBride Estates HOA (which has McClure's middle section). This will be easier than working with Maclean Hills because the McClure is not split

down middle between two HOAs like Maclean is. And our HOA has good relationship with McBride Estates HOA.

Deposits in 2017 totaled \$14,509.68, which includes \$3,750 WastePro settlement.

There are two properties with unpaid dues. HOA will pursue liens to get them paid.

HOA dues bills to go out shortly. 2018 assessment due April 1.

Questions from Homeowners

Question regarding parts of north side of McClure having standing water and cracks and other issues. President McClure noted that each homeowner owns road in front of house to centerline; there is no right of way. HOA acted re south part of McClure because of liability concerns. But if north side gets bad, owners can come to HOA board to request special assessment. Special assessment would require $\frac{2}{3}$ vote of homeowners.

Question regarding drainage/culvert issues and whether there is a drainage problem coming from Bannerman--is this county problem? Per county, starting at front of our development is where it starts to be our problem.

Question regarding coyote sightings, including in middle of day in the fall. They are around, so be careful with your pets outside.

President McClure reminded everyone that there was a break-in in SummerBrooke. If you see anything, call sheriff and HOA board. In fact, on January 27 in the middle of the day, there was a stranger who blindly knocked at a house at the front of our development.

Note that there is an increasing number of children moving into our neighborhood, so please drive carefully and safely.

Question whether people can hunt in Leon County. Hunting ducks on the lake is okay, 1 hour before sunrise and 1 hour after sunset. But other hunting has been heard, even though it is illegal to discharge firearm within 500 feet of a structure.

Some have tried the NextDoor app and liked it... There's occasionally some useful information.

Adjournment

There being no further business, the annual meeting adjourned at 7:35 p.m.

*Respectfully submitted,
Adam S. Tanenbaum
Secretary*