

St. James Park Homeowners Association
General Meeting Minutes
Thursday, May 23rd, 2019

Officers Present: President Walt Strong, Treasurer David Payne

Officers Absent: Vice President Ike Donnelly, Secretary Jennifer Donnelly

Board of Directors Members Present: Thom Duncan, Don Cervi

Board Members Absent: Ed Chojnicki

Committee Chairs Present: Carol Odom

Committee Chairs Absent: Sharon Beavers, Ashton Carmichael

Members Present: Bryan Kegan, Jake Hunt, Chris Becher, Matt Mungle, Matthew Rom, David Payne, Cherry Strong, Carol Odom, Alan & Colleen Mithan, Thom & Emil Duncan, Cheryl Barton, Jason Wisdom, Jemy Goldberg.

1. Meeting called to order at 7:03PM by President Walt Strong.
2. Discussion about the Amended Covenants and Restrictions to be voted on tonight. Because of inconsistencies in existing Covenants for Saint James Park (SJP) Sections 1, 2, 3, 4, 5 and 6, Restrictive Covenants for all SJP Sections will now coincide with Section 5. Several members sought clarification about the new 24 hour rule in Section 18 as it applies to parking RV's and Boats. Concerns were answered and satisfied. Another concern that Section 14 changes max number of pets allowed to be kept is reduced to 3. It was later verified that while City Code allows 4 pets, it is believed that HOA Covenants will prevail even though more restrictive. Vote to approve Amended Covenants and Restrictions was unanimous.
3. Approval of January Minutes. Change Item VII to reflect "Next Meeting" from April 15, 2019 to May 23rd, 2019. Members Present change Walk to Walt. Motion to approve: Carol Odom, Second, Thom Duncan. Vote to approve was unanimous.
4. Appointed Board of Directors. Ed Chojnicki, Thom Duncan and Don Cervi. Vote to approve was unanimous.
5. Presidents comments:
 - A. Pool opens officially tomorrow (unofficially tonight). Don Cervi says pool will be shocked on Tuesdays after 5 and pool will subsequently be closed until the following Wednesday morning.
 - B. Summer opening party - July 4th? Don to visit with Ashton Carmichael about when/what. Cheryl Barton volunteered to assist Ashton with SJP activities.
 - C. Posting Minutes and Agendas to SJP Website. Don says he will coordinate with ARIA to have them accomplish this task.
6. Treasurer Report by David Payne. Payne reported that expenses were routine and in order. Motion to approve the report from Carol Odom, Second from Don Cervi. Vote to approve was unanimous.

7. Developers Report by Don Cervi.
 - A. Don discussed the replacement of some diseased rose bushes along South Lake Blvd. These Knock-Out roses (approximately 32 plants) will be replaced with Sunshine Ligustrum (yellow bushlike).
 - B. Question about plans for large field south of Highway 9, west of 24th. Don says property is owned by Trinity Church and is for sale. Else, unknown.
 - C. Comments about plans to extend 24th Ave SE towards Cedar Lane. None at this time.
 - D. A question about south pond water level. Still leaking? It is Don's opinion that the pond continues to lose water. Thom Duncan concurs. It is reported that City personnel think the pond is doing its job. Don will continue investigation with City officials.
8. Clubhouse Report by Carol Odom. January to April 15th, there were eight rentals. Busy season is coming.
9. Old Business - none
10. New Business
 - A. Presentation about OEC Fiber Optic (David Goodspeed) service options to SJP will be discussed during October meeting.
 - B. Alan Mithan reported soil on the sidewalk along east side of 24th between Stonebridge and Birmingham is a dangerous condition, especially when wet. Don says he will investigate and address as necessary.
 - C. Sidewalk behind house being constructed between 24th and Langley has been cut to allow installation of utilities. When will it be repaired? Don says it will likely be poured soon when other concrete work is accomplished.
11. Next Meeting - July 15th, 7:00PM SJP Clubhouse
12. Meeting adjourned at 8:07PM