

August 11, 2020 via ZOOM

Spivey Glen Homeowners Assn. Board Meeting

All board members in attendance: Alford Arnold, Melissa Calandro, Nicky Ford, Sue Goodman, Sheila Hall, Adrene Hogan, Gladys Summerville

Attending: Mr. Olubunmi Olualakija – current owner/occupant of 155 Spivey Glen Drive

President Nicky Ford called meeting to order at 7:05 pm. President explained that we are having meeting to allow Mr. Olu to speak to board about current home situation at 155 Spivey Glen Dr. Three citations have been issued due to deterioration of property appearance including: unsightly paint on outside of home, broken glass in front doors, roof in need of replacement, blinds/window screens need replacing, dead tree in yard endangering neighbor's house. This is in violation of homeowner's covenants as noted in the letters of citations.

Meeting turned over to Melissa Calandro to direct questioning and content. Thanked Mr. Olu for attending to help board understand his situation.

All board members introduced self to Mr. Olu giving number of years in neighborhood as homeowners and years on board.

Melissa reiterated that the vision and purpose of board is to maintain the safety and beauty of Spivey Glen in order to uphold our property values. The property at 155 Spivey Glen is in need of attention to fulfil this purpose.

Question to Mr. Olu: How have you planned to address this issue?

Alford Arnold clarified that owner has been given 5 concerns for correction and also questions how these are to be addressed.

Mr. Olu response: He purchased home in March 2017. Seller (Mr. Harris) has refused to allow bank loan to be placed in name of Mr. Olu.

Melissa- what is the plan to address the condition of the property?

Mr. Olu- assures board that as soon as loan in his name, all conditions of property will be corrected.

Alford responded that living in HOA covenant neighborhood requires taking care of property. Sheila agrees and that as the occupant where owner or renter, is occupant responsibility to keep up property. What minimal improvement can you do at this time?

Mr. Olu responds that he will not do anything to improve property until loan is his name. Once in my name, within the month, will do all repairs including roof.

Gladys questions: is loan in your name of Mr. Harris?

Mr. Olu responds loan in Mr. Harris' name.

Gladys- have you notified Mr. Harris that repairs needed.

Mr. Olu responds that Mr. Harris refused to repair anything. Mr. Harris made claim to his insurance for roof repair/replacement but did not use money for roof.

Mr. Olu indicates that will not make any repairs at this time as Mr. Harris can turn in and claim on his taxes.

Melissa- this is not justifiable reason for not repairing since you are the homes occupant and owner per Henry Co. Property. The property needs upkeep.

Sheila and Melissa- paint is not expensive, cannot use as a tax write-off for anyone, would show effort and goodwill to the neighbors.

Nicky questions: have been hearing this information for 3 ½ years. When can we expect this to be over?

Mr. Olu- needs bank loan corrected and in my name. Spoke to my lawyer today and (he) says nothing can be done until court back in session.

Adrene- can we get paperwork from the attorney giving us a timeline?

Mr. Olu indicates that he is scanning letter – at this time-from attorney.

In closing: Sue read back to clarify:

- bank loan in Mr. Harris name,
- property at 155 Spivey Glen Dr. in Henry County in name of Creative Solutions LLC- Mr. Olu's company name
- attorney is working to get loan in name of Mr. Olu

Melissa responds that something needs to be done to show good progress on the property. Board has waited 3 ½ years for this to be rectified. Board will discuss and get decision to Mr. Olu. Thank you for coming and sharing your information. Email the document from your attorney to Nicky.

Mr. Olu thanked board for privilege to speak. Left meeting at 7:50 PM

Board discussion:

How can we assist him? He will not do any improvements to property until loan cleared. Attorney assisting with loan.

Board members do not feel that he is interested at this time in pursuing even minor improvements as he gave no indication for what he could do for now- only that he will not do anything. No concern evident for neighborhood or neighbors.

We cannot wait another 3 ½ years without making some movements toward getting improvements. Neighbors are complaining (and wanting board to intervene.)

Possible Henry Co Code violations? Board agrees this may be only option since he is not interested in answering or having a plan to improve. No timeline given for completion of the deed or loan.

Motion 1 by Melissa- report to Henry County Code Enforcement to see if they can assist
Motion seconded by Sue. All agreed. Motion carried. Nicky to contact HC Code Enforcement.

Other business:

Notified by Henry County that new backflow systems must be added to sprinkler system at both entrances. Have 30 days to comply or water will be shut off.

Nicky received bids from 3 companies. Estimate from Todd Heath is the most reasonable.
(attached to minutes)

Melissa reviewed budget and can withstand this expense at this time.

Motion 2 made by Melissa to go ahead with backflow replacement with Todd Heaton.

Motion seconded by Sue. All agreed. Nicky will contact Todd Heaton for replacements asap.

Meeting adjourned at 8:15 pm.

Respectfully submitted,
Sue Goodman, Sec.
SGHOA Board