



Agenda

1. Introduction of Board Members / Board Member nominations
2. Financial Overview
3. 2018 / 2019 Accomplishments
4. 2019 / 2020 Key Initiatives
5. Other updates
6. Q/A



Frenchman's Bend HOA Board of Directors

Greg Williams – President

Reginald Fontana – Vice President

Kris Hankins – Secretary

Joey Brodtman – Treasurer

Katie Miers

Dr. William Johnston

Jessica Pellegrin

Chuck Boyer



Expectations of a Board Member

1. Volunteer position
2. Regular attendance at all monthly board meetings
3. Assist in Neighborhood events
4. Review / Approve new build and architectural improvements
5. Security assistance and contact
6. Neighborhood liaison



Nominations for 2019 / 2020 Board
3 to 5 Open positions

Joey Brodtman (current Treasurer)

John Swenson

Jeff Acreman



HOA Membership

1. Over 605 Residents / Lot Owners for Units 1 – 14
2. All Residents / Lot Owners for Units 1 – 14 are responsible for an annual HOA membership fee of \$100 plus an individual lot assessment of \$100 (total of \$200 annually)
3. Units 15, 16, 17 are still under development
4. Estimated full neighborhood capacity ~ 825 homes



Financial Review

(Not available for public posting)



2018 / 2019 Accomplishments

1. Security improvements / maintenance improvements to the front entrance
2. Cost savings thru efficiency improvements
3. Successful Neighborhood events
 - 4th of July Celebration
 - Halloween (security)
 - Breakfast with Santa
 - Christmas lights/decorating contest
 - Neighborhood Garage Sale (security)
 - Breakfast with the Easter Bunny



2018 / 2019 Accomplishments

4. Maintenance and Repair

- Stop Sign and Speed Limit Signs
- Fountain
- Lighting and Electrical

5. The outstanding work of our Beautification Committee

- Kay Baughman, Kathy Duke, Fran Beach

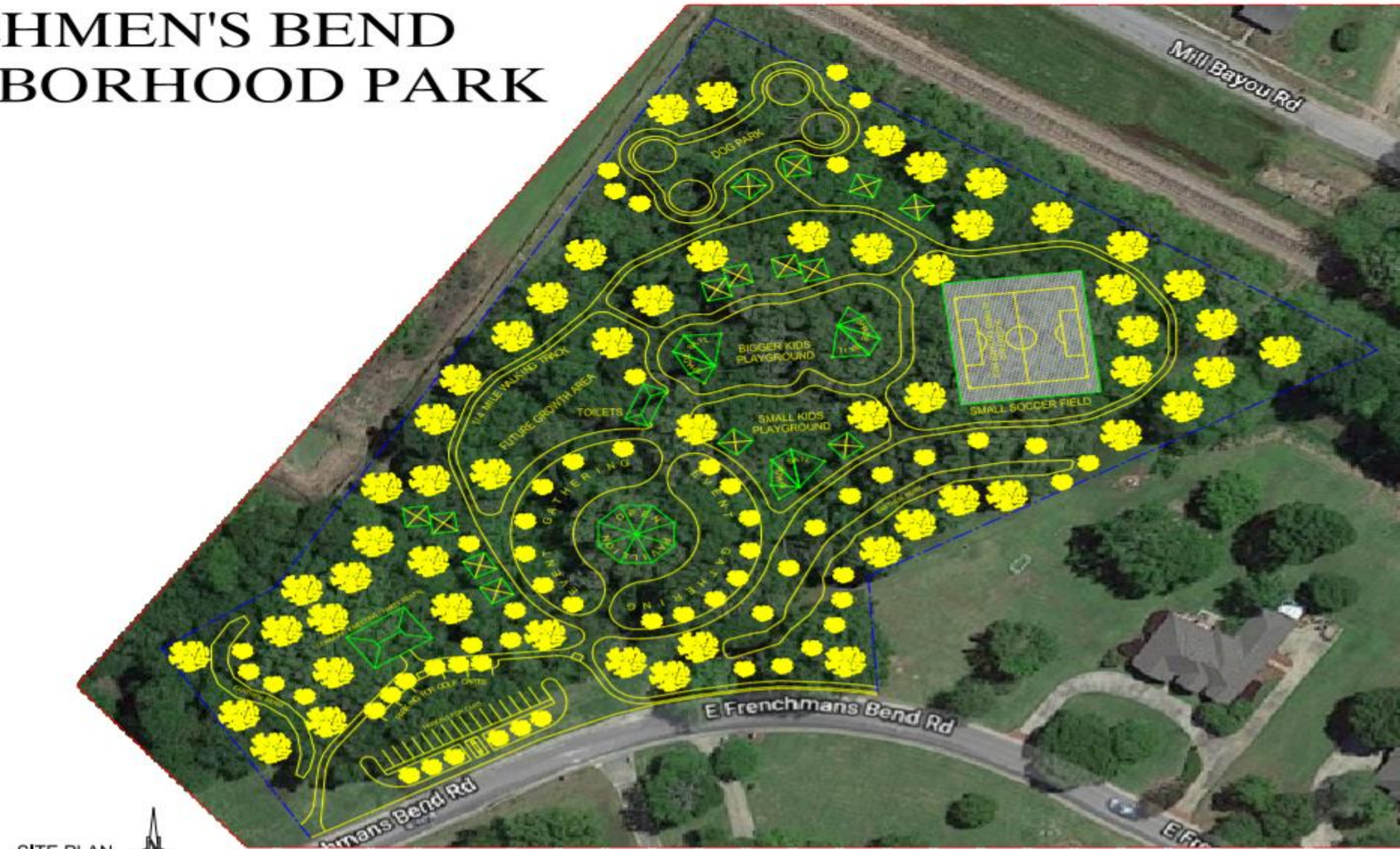
6. Beginning of the Frenchman's Bend Park



2019 / 2020 Key Initiatives

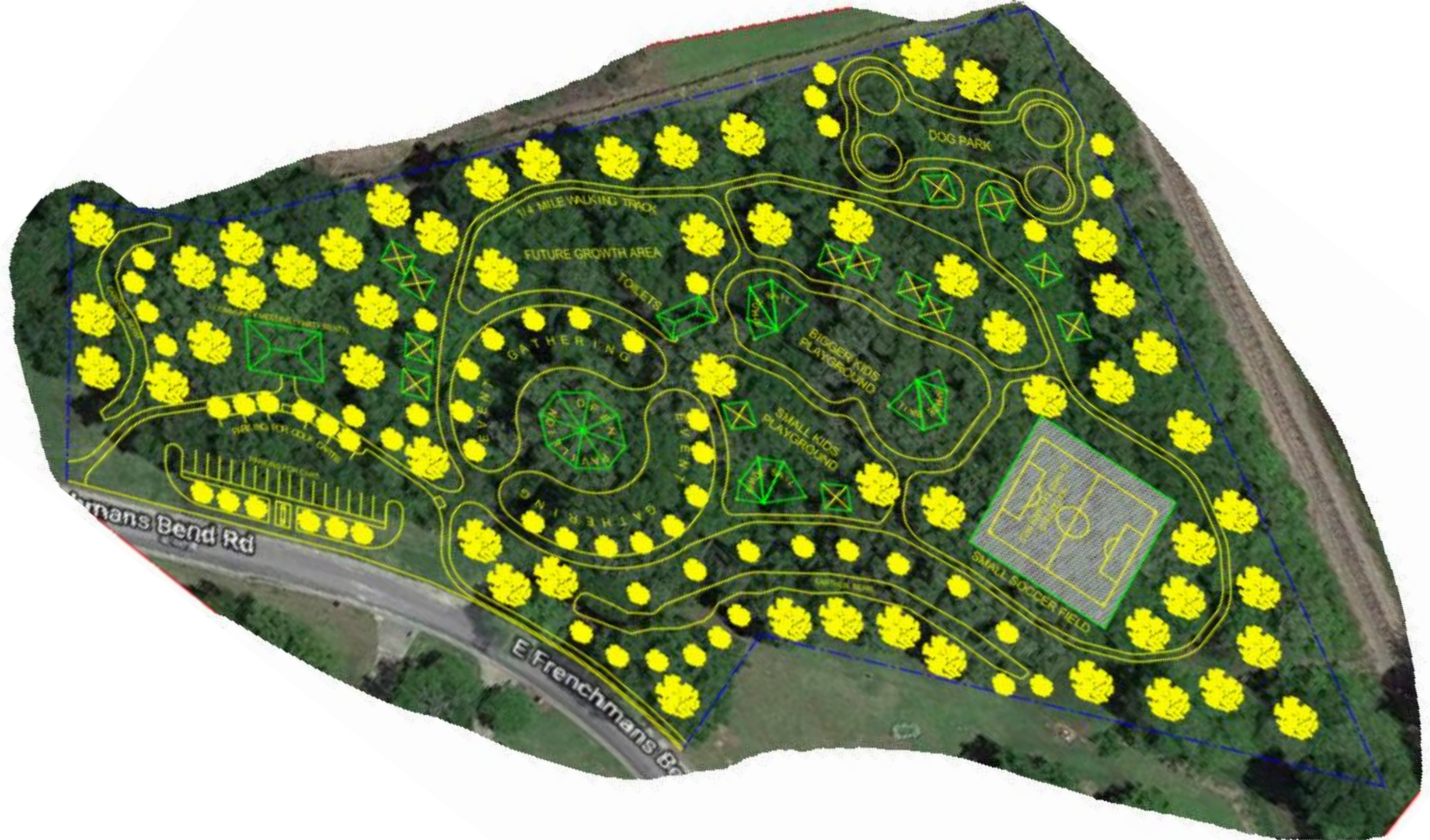
1. Frenchman's Bend Park
2. Communication Plan
3. Drainage Concerns
4. Violation Plan

PROPOSED FRENCHMEN'S BEND NEIGHBORHOOD PARK



SITE PLAN
SCALE: 1" = 100'-0"

AERIAL PROPOSED SITE PLAN LAYOUT





2019 / 2020 Key Initiatives

2. Communication Plan

3. Drainage Concerns

4. Violation Plan



2019 / 2020 Key Initiatives

2. Communication Plan

Post Cards / Mailouts

Continue our social media presence

Our HOA website / new calendar feature

www.frenchmansbendhoa.com



2019 / 2020 Key Initiatives

3. Drainage Concerns

Not revisiting the Gravity Drainage Proposal

Looking at common areas of drainage concerns

Accountability to ownership or potential issue areas



2019 / 2020 Key Initiatives

4. Violations

Enhance our support of Martin Presence to monitor adherence to HOA Covenants

Pursue opportunities for neighborhood improvements

Drive neighborhood value

Where to find the covenants for your unit



Other Items

1. Payment plan and schedule for HOA Dues
2. Country Club at Frenchman's Bend
3. Reaching out to realtor community / marketing
4. Traffic / Speeding
5. Security / Communication

FRENCHMAN'S BEND

Home Owner's Association

These guidelines of HOA Annual Fee collections are inline with the official Bylaws that govern the HOA members and governing board of the Frenchman's Bend Home Owners Association.

- 1) HOA dues will be requested on July 1st of each year.
- 2) HOA dues are \$200 / year (\$100 Annual Fee + \$100 Annual Assessment)
- 3) Every HOA homeowner / lot owner in Frenchman's Bend will be responsible for paying their HOA dues for each home/lot they own.
- 4) HOA dues are considered late after Sept 1 of the same year.
- 5) Once a homeowner/lot owner is considered late they will receive a bill in the mail with an applicable late fee added to their dues.
- 6) After a period of 30 days from Sept 1 the HOA Board will begin the process of turning over delinquent payments to our attorney. At that time our attorney will provide a certified letter by mail asking for payment of HOA dues, all late fees, and reimbursement of attorney fees.
- 7) Beginning on Nov 1 of the same year, the HOA Board will begin the process of filing Liens on delinquent payments. At that time, to prevent a Lien, a homeowner/lot owner will be responsible for paying the HOA dues, all late fees, and any attorney filing fees.
- 8) Once a Lien is processed on a home/lot the HOA Board will not have the ability to remove a Lien without full payment from the homeowner / lot owner.



www.frenchmansbendhoa.com

On Facebook – “Frenchman's Bend Residents & Property Owners”

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