

Abbey Glen Membership Meeting
Lubbock Cooper Administration Building
April 3, 2024

Thomas called the meeting to order at 6:33 pm.

Thomas gave the floor to Brenda to explain the financials of the meeting. Brenda talked about the balance sheet on an accrual basis, then went over the statement of revenues and expenditures. Discussion was had regarding clarification on undeveloped lot numbers and how those contribute to the total lot count. Brenda then talked about the budget versus actual, followed by the schedule of fees with fees remaining the same as last year. She then explained the proposed 2024 budget.

Thomas moved to discuss landscaping and explained that previous landscape contractors had done an insufficient job when it came to keeping up with the common area landscape maintenance. Thomas said that he has hired a new landscape employee who will be maintaining common areas and soon, the park as well. He said that the park expansion is expected to begin in 3-4 months. There was extensive discussion regarding the residents' concerns about building a fence along Atlanta to possibly help deter trash and tumble weeds from entering residents' yards. Thomas said that his intention has been to have the fence built along Atlanta as soon as the homes were completed on that street. He said that the dead trees on Atlanta will be pulled out and replaced, the dead bushes will be replaced on both entrances and there will be repairs to the inside of the sconces at the entrances as soon as a more efficient solution can be determined. There are some electrical issues causing the lighting at the entrances to not work properly which has led to the need for better efficient lighting within the budget. Discussion was had regarding dumping and concrete cleanout around the neighborhood. Residents at the meeting talked about mattresses and other items that have been dumped by the dirt pile west of Chicago over time. Thomas explained that dumping is a major issue throughout the City and is doing everything he can to put a stop to it and is having the contractor companies clean up the dumping when they are caught while in the process of dumping. Residents at the meeting requested a park drawing be sent to all residents when the new park plan has been created and would like to be notified when the park updated is set to begin. Residents also expressed concerns about traffic speeding on 111th Street and Atlanta. Thomas explained that the residents could petition the City to install speed humps in that area, but the process would be extensive. Residents also talked about the need for a stop sign at 109th Street and Atlanta. Thomas explained that the placement of any street signs would be the responsibility of the City. Then there was extensive discussion regarding the restrictions for

no on-street parking. A violation reminder was recently sent out to the neighborhood via email, and some residents expressed their concern for how to correct the issue when they have multiple vehicles per household. Thomas explained that there is not much that can be done from a violation standpoint when the vehicle moves daily. The violation process starts all over from the beginning after the vehicle is moved, so the resident has 30 days from the initial notice to move the vehicle and once the vehicle is moved within that 30-day timeframe, the next notice starts another 30 days with a never-ending cycle.

Brenda then moved to explain the violation fine policy with the first notice being a fine of \$100.00, the second notice being a fine of \$200.00, the third notice being a fine of \$400.00, and the fourth notice being a fine of \$600.00. She then talked about the Buildium app and the need for residents' current contact info so that they can receive and view all neighborhood information on their resident portal.

With no further questions, the meeting was adjourned at 9:04 pm.