

Franklin Trace HOA Meeting

June 7th, 2017



Agenda

- ▶ Approve June 2016 annual meeting minutes
- ▶ Board report
- ▶ Presentation of financial position
- ▶ Presentation and approval of FY2018 budget
- ▶ Nomination and election of FY2018 Board of Directors

Franklin Trace Annual Homeowners Meeting

June 1, 2016

I. The 2015 annual HOA meeting minutes were reviewed and approved.

II. Reviewed and discussed the 2015/ 2016 HOA board accomplishments, homeowners' comments, complaints, and questions.

a. Pro cut has replaced Brickman as the landscaping and snow removal vendor.

b. Homeowners' pear trees are in compliance.

c. The Canfield pond drain tiles have been repaired.

d. The city has repaired the Southport Road drain at no cost to the Franklin Trace HOA.

e. Yard sales were coordinated with surrounding communities and were successful.

f. The community reserve budget was achieved.

g. There were few homeowner issues in the past year. The issues were mainly related to complaints re: the Southport Road drain, the Canfield pond, and vehicles parking on the street. The goal of the HOA is a proactive approach to address issues before homeowners' complaints. Homeowners are encouraged to contact Kirkpatrick and the HOA immediately when problems arise by utilizing the Franklin Trace website to facilitate consistent resolution in a timely manner.

III. Reviewed the financial report and approved the 2017 budget. Homeowners' dues remain at \$570.00 annually.

IV. Discussion

a. Reports of ASAP, pond maintenance vendor, damaging a homeowners' yard with their truck and boat. Kirkpatrick to contact vendor and report to HOA board.

b. Pond functionality vs. aesthetics was discussed.

b. Muskrats continue to be problematic. Kirkpatrick to contact vendor and report to HOA board.

c. American Pond Weed is growing in ponds. Homeowners informed that pond maintenance has been an issue due to lack of access to the pond easement. This issue has been resolved and vendor, ASAP, has been utilizing the easement. Kirkpatrick to contact vendor re: treatment options and report to HOA board.

d. Uneven sidewalks were identified as a possible safety concern. Homeowners are encouraged to contact and report issue to the Mayor's Action Committee.

e. The property west Franklin Trace (farm land) is for sale. Franklin Trace homeowner, Mr. Nye, is a member of the Land Use and Zoning Committee and encourages residents to attend the meetings at the Civic League (the third Wednesday of every month). Contact is Lisa Laffin (Mayor's Neighborhood liaison, 452-0316).

V. The 2016/2017 HOA board was approved:

Ryan Roberson
Keith Pope
Wendy Harlow
Carlton Bale
Rebecca Coats

FY2017 Community Wins

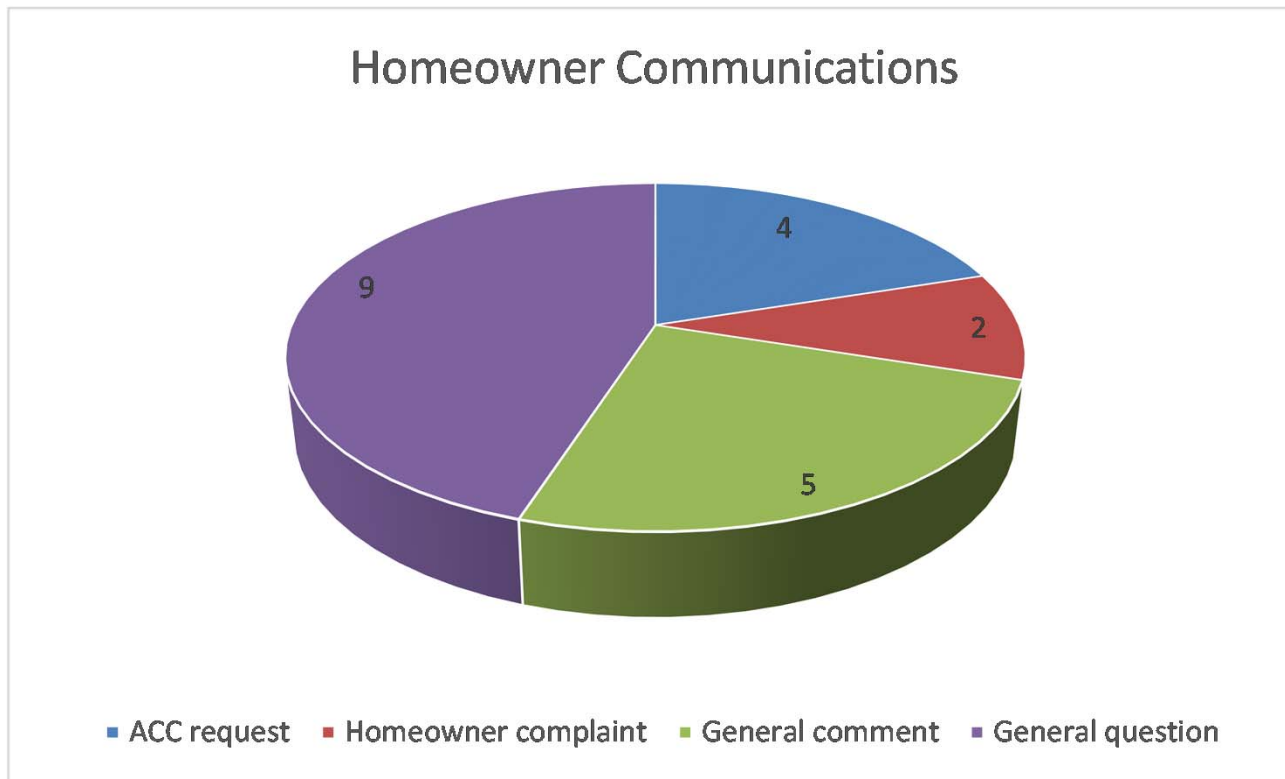
- ▶ General community maintenance
 - ▶ 1st full year of experience with Pro-Cut
 - ▶ Based on our results, two more communities wanted to know who we work with to maintain the common areas
- ▶ Uphold community expectations
 - ▶ Realized the first “perfect score” during an April KPA drive-through
 - ▶ Bi-weekly infraction reports/reviews and follow-up
 - ▶ Four architectural control committee reviews
 - ▶ Three unique submissions
 - ▶ Two of the three reviewed and approved within 48 hours of submission
 - ▶ Two surveys completed to assess the working status of yard lights
 - ▶ Less than 65% of the yard lights were working during the 1st
 - ▶ More than 90% working after the 2nd survey
 - ▶ Addressed community concerns with uneven sidewalks in front of homes
 - ▶ General communication during the fall
 - ▶ Specific communication to 15 homeowners with significant sidewalk issues

FY2017 Community Wins

- ▶ Uphold community expectations (continued)
 - ▶ Addressed issues with the 20 common area landscapes lights
 - ▶ Several in non-working condition
 - ▶ Upgraded/upgrading to new LED fixtures providing better light, longer life, and less energy consumption
 - ▶ IPL street light survey
 - ▶ Mapped locations and light pole ID numbers for quick and easy repair calls
- ▶ Fall and Spring yard sales
 - ▶ Outstanding turnout and coordination with adjacent communities
- ▶ Managed within the FY2017 approved budget
 - ▶ Able to maintain the community reserve funds
 - ▶ Franklin Trace stands in solid financial position
- ▶ Updated Franklin Trace Code of By-Laws
 - ▶ Community has been operating under a “working copy” since 2004
- ▶ Board representation at all community meetings regarding the Wooden Farms development

FY2017 Challenges

- ▶ Very few homeowner issues other than those directly associated with accessing ponds A & B
 - ▶ Fourteen general questions or comments
 - ▶ Answers were provided in 48 hours or less



FY2017 Challenges

- ▶ Accessing ponds A & B was challenging through late July/early August
 - ▶ Easy access was eliminated as two of the last three lots on which homes were built eliminated non-easement access to the two ponds
 - ▶ The Board contacted each homeowner with a pond/utility access easement on their property to reaffirm that their lots had pond access easements, and FTs aquatic services provider might need to use the easement to properly and cost efficiently treat the ponds once per week, April through October
 - ▶ Several easement-lot homeowners quickly complied while others refused the contractor access to the ponds through their easement
 - ▶ Unfortunately, the access that was approved was unusable by the community, mainly due to excessively soft ground on treatment days
 - ▶ The Board worked diligently with the easement-lot homeowners, trying to “work with them” rather than “do something to them”
 - ▶ After several general communications concerning Board efforts to secure reliable access to the ponds, several selfless homeowners offered access through their property, although they weren’t obligated to do so.
 - ▶ Allowing ASAP to get their boats to the ponds and treat the ponds later in the summer

FY2017 Challenges

- ▶ Accessing ponds A & B was challenging through late July/early August
 - ▶ After a lot of work, and the assistance of KPM and Legal, the majority of easement-lot homeowners now understand their obligation, and won't make it difficult on community contractors if/when access is needed through their easement
 - ▶ Franklin Trace now has easy access to all community ponds, allowing cost efficient and effective treatment
 - ▶ The Board continues to work with those refusing or obstructing access
 - ▶ As it's not fair that other easement-lot homeowners should bear all the burden of providing access, the Board will see this issue through to conclusion
 - ▶ *Zero homeowner comments or complaints associated with pond treatment so far in 2017*
 - ▶ KPA affirms that ASAP isn't having any issues getting to and into the ponds to treat them properly in 2017

Board Resolution concerning Home Solar Electric Systems

- ▶ The last home approved for construction submitted an ACC request for solar panels
- ▶ After much consideration, the ACC reluctantly approved panels:
 - ▶ As long as they aren't on the front-facing view of the home
 - ▶ Ensure curb appeal
 - ▶ Maintain consistency
 - ▶ Minimize obtrusive home views to neighbors
- ▶ ACC decision was more accommodating than other high-end communities
 - ▶ Most communities do not allow or consider solar panels and specifically forbid them in their restrictions
- ▶ Worked to ensure consistent aesthetics and very little imposition on neighbors

What we are working to avoid.....



Board Resolution concerning Home Solar Electric Systems

▶ Resolution FY2017-001a

- ▶ To maintain consistency and transparency going forward, and to officially establish Franklin Trace as one of the most solar-friendly high-end communities in Marion County, FTHOA Resolution FY2017-001a is being instituted to insure a uniform and consistent approach going forward.
- ▶ *Concerning Home Solar Electric Systems, ACC approval will require systems utilizing the solar shingle form factor. This style of solar installation is approved because it is consistent with the existing aesthetic of the homes within the Franklin Trace community and the existing requirement for (non-solar) architectural shingles. The solar shingle design is being required because it is unobtrusive and does not disrupt the overall aesthetic consistency of the community. This resolution applies to all solar electric system ACC submissions after January 1st, 2017.*

Acceptable solar solutions per the ACC resolution



Board Resolution concerning Home Solar Electric Systems

- ▶ Solar shingles are a premium product commensurate with the premium requirements already established through the community covenants and deed restrictions. The solar shingle design is also consistent with the existing standard specifically requiring architectural roof shingles in the existing guidelines.
- ▶ Other premium expectations in Franklin Trace
 - ▶ Wrought iron fence v. chain link fence
 - ▶ In-ground pools v. above-ground pools
 - ▶ Architectural shingles v. flat shingles
 - ▶ Wood siding v. vinyl siding
 - ▶ In-ground-style/clear backboard basketball goals v. portable goals

2018 Franklin Trace Board Objectives

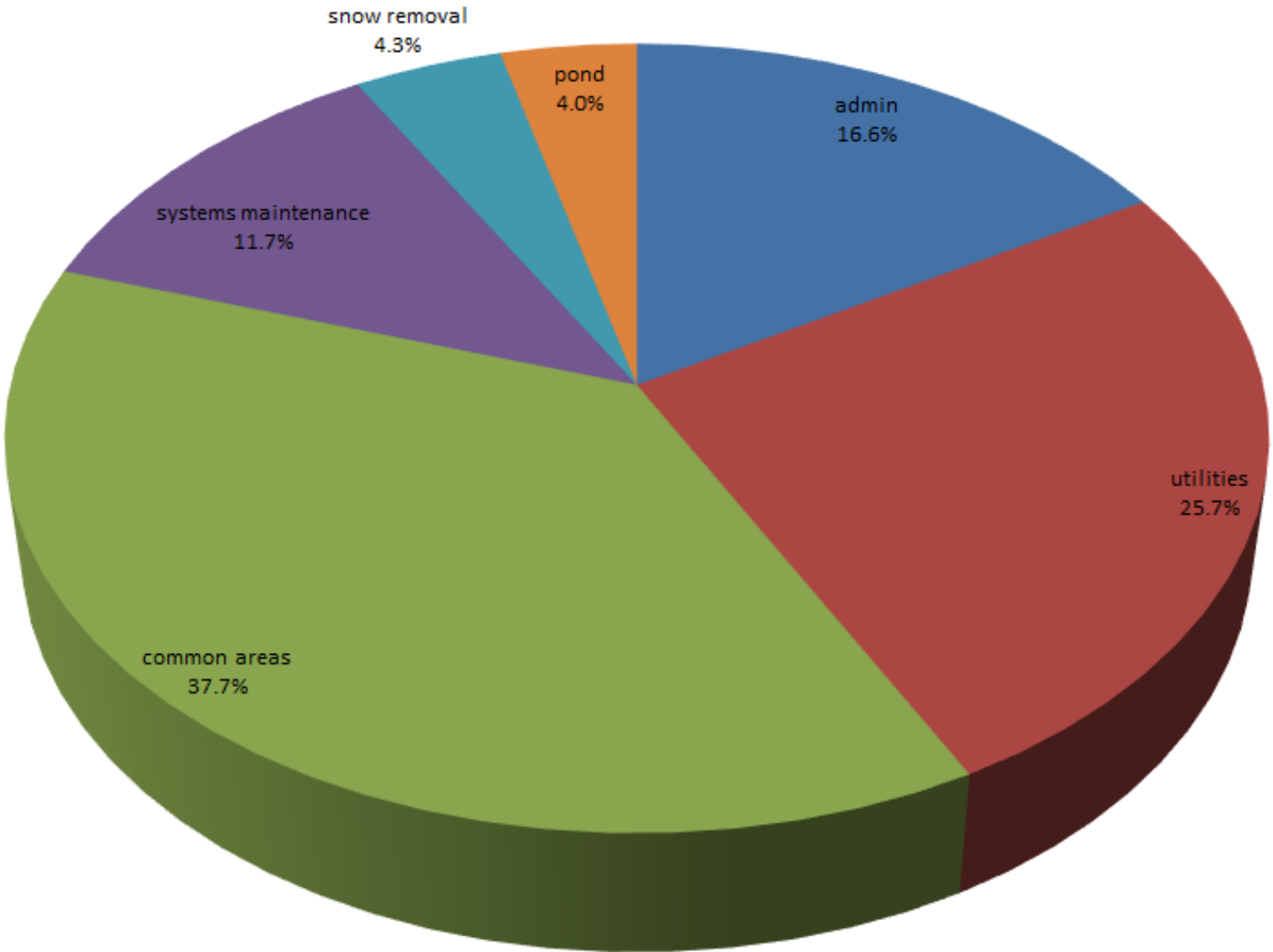
- ▶ Maintain and generally improve the overall maintenance and appearance of the community
 - ▶ Common areas and Southport entrance
 - ▶ Continue/expect to act before homeowners ask or have to bring issues to the attention of the HOA
 - ▶ Work with Kirkpatrick to identify and address issues promptly, and drive to resolution
 - ▶ Balance meeting community obligations with patiently working with homeowners on difficult issues
 - ▶ Address existing issues associated with the common area pathway bordering Southport Road
- ▶ Ensure fair and consistent adherence to the covenants
 - ▶ Ensure that all homeowners, current and future, are provided with a community meeting their expectations
- ▶ Drive all open community issues to a resolution meeting community expectations and obligations

HOA Financial Reserve Study

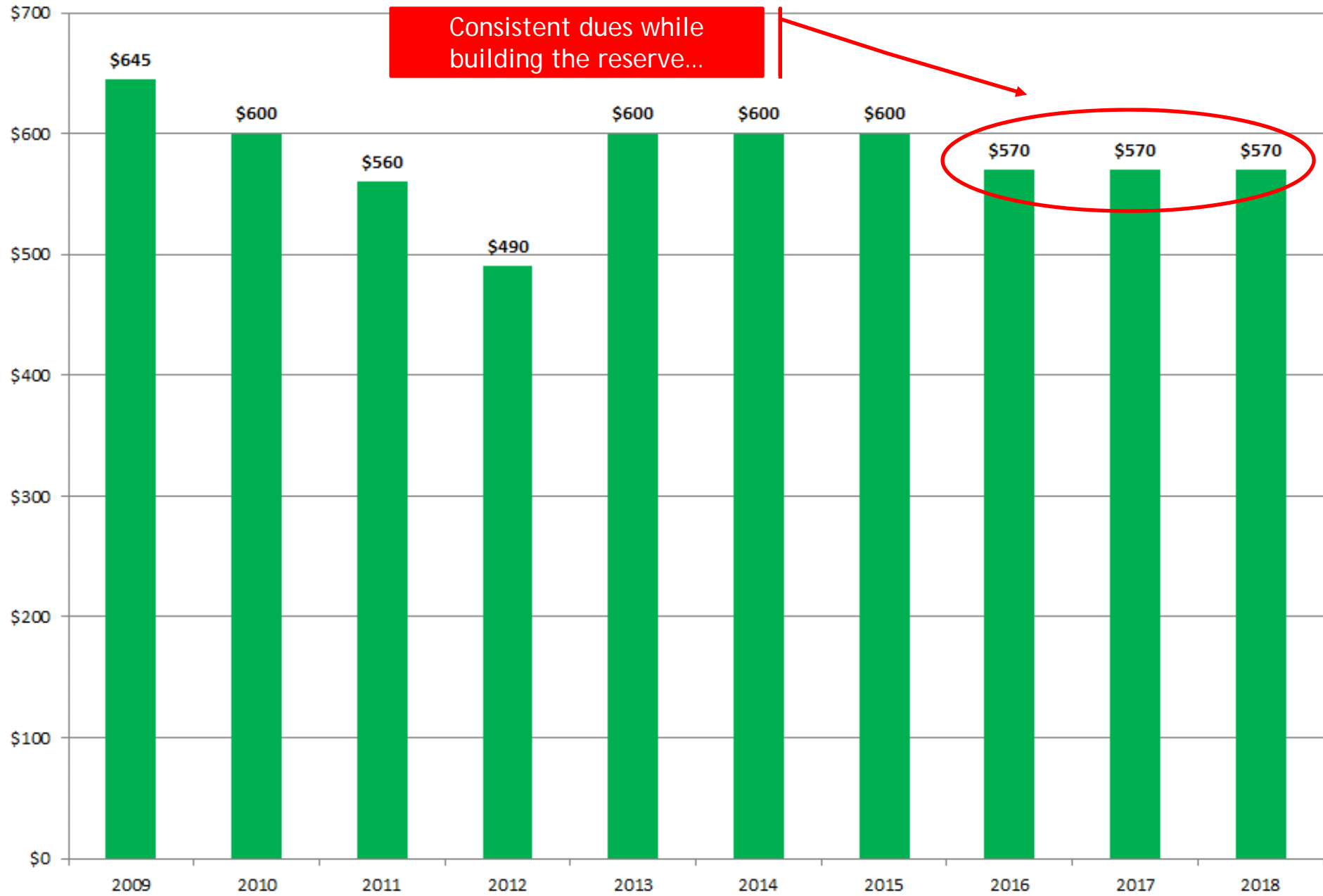
item	FY2012 plan	FY2018 review	plan going forward	comment
ponds	4,250	50,000	4,250	if dredging required; not typically required on retention ponds.....
fountains	12,000	12,000	12,000	
brick walls	14,000	35,000	14,000	only if we had to replace; 14,000 adequate for expected
entrance lighting	2,000	2,000	2,000	more than adequate for maintenance
signage	3,000	3,000	3,000	
irrigation	4,500	4,500	4,500	currently, zero issues with the system, and only maintenance repair expected
entry/frontage landscaping	3,000	12,500	17,500	maybe a little light if substantial changes/upgrades planned; add \$5K for common area asphalt walkway
Southport ditch	12,000	12,000	12,000	
legal	2,000	9,000	6,000	
	\$ 56,750	\$ 140,000	\$ 75,250	
	6/1/2017			
savings account balance:	\$ 57,169			
operating account balance	\$ 20,805			
remaining FY expected expense:	\$ 9,605			
available to transfer to savings at year end:	\$ 11,200	% of 2014 plan	% of 2018 review	
start of next FY savings balance:	\$ 68,369	120.5%	90.9%	

- ▶ As the community ages, the 2018 reserve review identified an small increase in our reserve target is warranted
 - ▶ With continued solid stewardship of community funds, no increase in dues is recommended at this time
- ▶ Community is positioned well to deal with issues that arise as the assets age
 - ▶ Addressing the asphalt walk-way bordering Southport Road in FY2018

2018 Expense \$'s



Franklin Trace HOA Dues by Fiscal Year



HOA Board

- ▶ 2017-2018 Board of Directors nominees
 - ▶ Carlton Bale
 - ▶ Rebecca Coats
 - ▶ Wendy Harlow
 - ▶ Sarah Myles
 - ▶ Keith Pope
 - ▶ Ryan Roberson



Thanks for your time!