



## Dowell Farm Meeting Minutes

**Date:** December 07, 2025

**Meeting called to order at:** 3:00 pm

**Meeting adjourned:** 4:15 pm

### Owners and Board Members

- Cassandra Daniels – President
- Richard Meijome – Vice President
- Jo Fleshood – Treasurer
- Wesley Donaldson – Secretary
- 9 owners were represented during meeting

### Regular Session

- Zelle Payment Option: The board announced that homeowners can now pay annual dues via Zelle. Traditional payment methods (check or direct transfer) remain available.
- Dues & Late Fees: Beginning January 2026, annual dues will increase by \$25, bringing the total to \$500. A flat \$25 monthly late fee will replace percentage-based interest penalties. Both changes were voted on and passed unanimously.
- Retention Pond Maintenance: To better manage costs and improve upkeep, the board will move to three scheduled cleanings per year instead of one large annual expense.
- Phase 2 Tree Planting: The board confirmed the use of reserve funds for this initiative.
- Clint's Fence Concern: Several owners expressed concern over the condition of the Phase 1 wall/fence, especially adjacent to their properties.
  - Questions were raised about a previous commitment from the original builder (Home South) to construct a fence.

- Homeowners expressed frustration that this issue has appeared on past agendas without resolution.
  - Owners asked who will make the final decision and when.
- Volunteer Day: Planning is underway to support tree planting and other community efforts.
- HOA Governance Discussion:
  - The board clarified the importance of maintaining a board to avoid liability shifting to individual homeowners (e.g., for the retention pond).
  - A management company was deemed impractical due to cost (approx. \$1,200/month) and the community's size.
  - A suggestion to reduce the board from five to three members was discussed, but the board expressed concern that fewer members would increase the burden on each volunteer.

## **Motions and Outcomes**

- Motion to allocate \$100 toward trees was withdrawn, pending cost estimates.
- Motion to increase annual dues by \$25 passed unanimously.
- No other financial motions were finalized during the session.

## **ARC Guidelines and Rentals**

- A proposal was raised to update ARC guidelines to address maintenance responsibilities for rental properties, specifically related to lawn care. Further discussion is planned.