

**Cumberland Hills Subdivision Association
Meeting Minutes
September 8, 2015 7:30 p. m. City Hall**

I. Welcome and Introductions

- A. Present: Jason Carlock, President; Jeff Erman, Treasurer; Karrie Yukon, Secretary; Julie Raikes, Susan Bowyer. Absent: Marge Kelly (excused) and Terry Goodhew, Vice President (excused). Guests: Eric and Anne Gnass, Kentucky; Cheryl Solomon, Torrent Court.
- B. Approve minutes from May meeting: Jeff Erman requested that one change be made to the May 2015 Minutes. Remove: (it is currently being paved this week), on page 4, paragraph 4. Motion to approve made by Susan, second by Jeff, minutes approved unanimously.

II. Announcements & Updates

- A. Treasurers report: We currently have \$57,869.45 on hand. Interest paid on the Certificate of Deposit is \$23.50. The most recent Mulvane's check has just cleared. Jeff will transfer \$15,000 to our checking account to pay for upcoming expenses - Christmas lights, Snowman Contest, Mulvane's lawn service, winterizing the sprinkler system at the front entrance, and the Fall Festival. Christine Larkins is the Chair Person for the Fall Festival. Christine Larkins has been given five blank checks for the Fall Festival. She has permission to pay by check, or cash, and be reimbursed. Unused checks will be returned to Jeff.
- B. Events Updates
- a. Fall Festival : Christine Larkins is planning the Fall Festival, September 19, 2015 (weather permitting). Jeff has made the deposit for the Dog & Pony Show. Jason will post a notice on NextDoor.
- C. Newcomer Update: A total of 12 homes have been sold this year in Cumberland Hills. Six homes are currently on the market. Homes are selling for approximately \$154 per square foot.

Homeowners, asked a question concerning sheds in the subdivision. Susan stated that no freestanding sheds are allowed. Homeowner inquired if there are any landscaping restrictions. Susan stated that no shrubs are allowed to be planted as a privacy fence. Small privacy fences are allowed on decks. Susan reminded the homeowners that we do have a yearly landscaping contest.

Julie reported that five families attended the kindergarten play time. All attendees had fun!

Jason walked the path from Cumberland Hills Subdivision to Hamlin Elementary and Hamlin Road is in poor condition. He called and talked with the City, and was assured that a plan is in place for the students to walk to school safely.

D. Review Action plan items

- a. Walk the commons – Luke spent 10 hours cleaning the ponds in July. There is one tree going in the center of the Cumberland Commons pond. We will try to get this cut down during the winter when the pond is frozen.
- b. Jeff reported that one tree needs to be trimmed in the Cumberland Commons. We may ask to see if Mulvane's could add some type of tree trimming to our contract. Jeff will see if this is possible. But this could end up costing a lot of money, we will advertise in the newsletter for subdivision kids 12-16 years old to do this type of work.
- c. Jeff will add the new Board Members names to our insurance policy.

III. Comments and Questions from Homeowners

- a. Homeowner asked if everyone had noticed the increase of speeding in the subdivision. After some discussion it was agreed that Jason would call the Sheriff Department and ask for extra enforcement. He will post on the website and on Nextdoor.
- b. Homeowner asked why do we have a website, newsletter and Nextdoor? Susan explained that the website has our history and minutes, the newsletter has the most current information regarding events and reminders. Nextdoor is used for immediate information that needs to be communicated. Jason posts meeting notices on all three.
- c. Homeowner inquired about what is happening with fracking in the city. Susan explained that the City is still leasing land to an oil company. Some provisions have been made for where the drilling can take place. It was suggested that the homeowner visit the No Drill the Hills website for further information.

IV. New Business

- a. Hamlin Road Progress: Hamlin Road will be under construction for at least one more month. The City, The County, and construction companies are trying to work together for a better plan. There were several issues with homes along Hamlin that delayed the project. In some cases Eminent Domain was used to move the road project forward. Hamlin Road is much wider now and curbs have been formed. Paths will be located on the north and south sides of the road all the way to Dequindre. New storm drains (south side) and water main (north side) have been installed. Crestline will be paved during the construction process.
- b. No progress has been reported regarding paving of Norton Lawn and Hickory Lawn.

- c. Main Entry Status (sprinklers): Our sprinklers were damaged during the Hamlin Road project. Jason will look into getting them repaired in the spring.
- d. Newsletter: Jason will remind homeowners affected by road repairs that they should repair their sprinklers in their yards. The City takes no responsibility for the repairs.
- e. Jason asked if homeowners have received the Water Resources Commissioner letter. Homeowners in Cumberland Hills will have a small increase in their tax bill to pay for Renshaw Drain. The City has no extra funds to pay for drain updates, so a Commission was formed by the County Drain Commission. Homeowner suggested to Jason, as he is a member of the City's Water and Sewer Committee, to look into Federal Funding for drain projects.
- f. Two homeowners commented on the excessive water in commons. Jason has looked at the situation and Mulvane's will be asked not to mow certain areas until the ground has dried out.
- g. Terry was going to try and refurbish the meeting signs. The metal stands are rusty.
- h. Work in the new Cumberland Pointe Subdivision is progressing.

VII. Adjourn

Next Meeting will be October 13th 2015