

JANUARY 16, 2020 HOA MEETING

Dave: Called the meeting to order at 10:00, made introductions, addressed ground rules, and gave an overview of the agenda.

Josh: Summary of P&L and that landscaping and mowing were the largest cost and that we spent \$17,756.64 over what was brought in for 2019.

Rich: Accounting update – Eighty some percent are paying dues and there would be an annual income of about \$150K with full participation

Josh: Maintenance requests of those that pay will be put above those that do not pay for requests that aren't high priority.

Rich: Explained payments and deposits and that sometimes it may take up to two weekly deposit cycles from when checks written for dues to clear the bank. Payments will be processed as quickly as administratively possible.

Karen: Website and Paypal discussion – Does the HOA continue to waive to user (pay themselves) the fees associated with use or do we pass that on to those that use Paypal?

Lynnette Turner stated that those that use the service should pay and Dave Brito agreed. It was then put to a vote with 16 member voting yes and no one opposed to having fees passed on to the users of Paypal. *Resolution passed 5-0 with board vote.*

Dave: Election of board members – Current board members were nominated and all seconded. There were no other nominations offered. Ballots were distributed, completed and returned. All current board members were retained for 2020 with unanimous elections.

He moved on to address a dues increase to attempt to decrease the chance of potential future special assessments.

Judy requested further explanation of special assessments and Josh explained how they worked.

Geneva addressed concern over driveways and if someone replaces their own, will they still have to pay a special assessment. Josh explained that we have never had to do a special assessment in the past and that we would like to prevent that in the future. Dave stated that if it came to having to do a special assessment for driveways, that he would support a resolution that those who replaced their own could be provided a credit.

Geneva Muro then stated that each driveway should be no more than \$2500 because that is what her neighbors paid for theirs. Other indicated costs of \$4-7K per drive.

Michael addressed costs of concrete work for drives ways and suggested that anyone considering having their driveway replaced should get 3 bids from licensed and insured contractors.

Liz stated that she noticed on the 2017 agenda that board members received a break on their dues. She does not believe any volunteer should get paid for their time and this amount would cover some of the work that needs to be done.

Dave stated her concerns were valid and we could look into hiring a management company. The most current credits total around \$2000/year total for all board members combined. He contrasted that the former budget management cost over \$12K/year ten years ago with lower service levels and dues participation rates.

Beverly stated that she had worked for a management company and what HOA members are allowed is a no brainer and the least expensive way to do it. She stated that it would take at least \$125/mo dues to have professional management.

Geneva agreed with **Beverly** and stated she support board credits.

Josh stated that about 50% pay dues in 2013 when he started serving and now less than 15% aren't paying.

Dave recognized **Liz** for her hard work and dedication to the original homeowner lead board and that her willingness to knock on doors to take the HOA over from the developer was appreciated. He stated he would not be where we are today in she had not done what she did years ago.

Dave: *Dues increase of \$5 from and equivalent of \$75/ mo or \$900/ yr to \$80/ mo or \$960/ year vote: 9-yes, 5-opposed. The board voted 4-1 with Dave dissenting for a dues increase to \$960/year.*

He then moved on to discuss increasing the transfer fee for new buyers.

Liz: Transfer fee for what?

Josh: title transfer fee

James Brown: Discussed that when new homeowners move in, they bring their inspection report to the HOA to fix issues and the cost is more than we are currently bringing in with the transfer fee.

Dave motioned it to a vote and Josh seconded : *17-yes, none opposed of the members in attendance and 5-0 the board voted to approve it.*

James Brown: Exterior maintenance issues and water damage.

Dave stated that if you see potential water damage to contact the HOA immediately.

Rose asked about roofing as she needs to know what is covered for her insurance.

Dave: We have a company check roofs 4 times a year.

Kelly Williams asked about the boards commitment to replace roofs.

Dave: We pay out of pocket for roofs. There is no general replacement schedule for it.

Resident: She had a friend do an inspection after a hail storm and there is no structural damage.

Lynette: Are we just addressing major problems? Paint is needed on the exterior.

Dave: Report it with pictures and we will paint where needed.

Liz: When do the termite people come around?

Dave: We are proactive with this and treat as needed.

Lynette: Stated she paid for termite treatment.

James: discussed what to look for regarding termites.

Lynette asked about snow removal and is concerned we are paying too much.

Josh explained that they are only paid for what they do and not for every house.

There were no other comments and the meeting was adjourned.

Meeting was attended by:

Michael 744
Karen
Josh
Leanne 609
David 517
Lynette 721
David 717
Deana 717
Esther 601
Geneva 667
Liz 711
Bethany 707
Colby 707
Kelley 569
Laura Peterson 529
Beverly 633
Rosa 441
Tamoud Rabah 605
Cy Grindle 756
Josh Lewis 743