

2018 ANNUAL MEETING

10:00 AM at Gardner Libraby

I. In Attendance

Dave Larsen-Board President

Josh Lewis-Board Vice President

Judy Steele-Secretary

Patrick Adams

Homeowners:

Karen Higman 752

Jesse Wood 521

Lynette Turner 721

Kelley Williams 569

Beverly Black 633

Leann Hiner 609

Whitney Frizell 627

Vendors:

James Brown- Maintenance

Rich Brown—Accountant

Kevin Webster- Grounds/Snow Removal

II. Financial Report

Josh reported that currently approximately 70% of homeowners are paying their monthly dues, an increase over previous years.

Dave presented a history of the HOA and the changes that have occurred. The homeowners took over the home association in 2009. Collection of dues was a significant issue resulting in much debt and vendors declining further association due to nonpayment. Since the current board came into office in 2013, the outstanding debts have been paid and finances are steadily improving due in part to the sale of units which requires a zero balance with the HOA in order to obtain financing.

In 2017, \$69,000 was spent on repairs. The most common repairs include water intrusion with potential repair/replacing of stucco/siding and sometimes structural damage as well. As the units age, repair costs continue to increase.

As larger, more costly maintenance becomes necessary including roofs or driveways, Dave indicated 3 options for revenue: transfer fees, increase in membership dues or a special assessment.

III. Call to Serve

Andrea and Patrick resigned from the board leaving 2 vacancies. Karen Higman and Leann Hiner expressed interest in serving. A vote was held with the following result:

Dave Larsen will remain HOA president, Josh Lewis will continue as vice-president, Judy Steele will continue as secretary, Karen Higman and Leann Hiner will serve as new board members.

IV. CC&R

Dave reminded home owners to please store trash cans out of sight

He re-iterated that pet owners clean up after their pets

He further reminded homeowners that snow removal is not provided for accumulations under 3 inches. Kevin Webster from A Cut Above reported that snow removal includes steps, the cul-de-sacs and the driveways. Ice treatment is not provided by the HOA.

V. Open Forum for questions/concerns

Dave asked the homeowners how they felt the board had performed in 2017 in addressing concerns both in terms of communication and resolution of issues. Two homeowners spoke very highly about James Brown's communication and the quick resolution of repairs.

One homeowner posed a question about capping off sprinkler heads that are not productive in watering the lawns. Dave suggested that homeowners that have concerns about broken or unnecessary sprinkler heads send an email to the HOA for assessment.

VI. Dave closed the meeting at 11:25.