

2019 ANNUAL MEETING

6:00 PM at Gardner Library

**I. In Attendance**

Dave Larsen-Board President

Judy Steele-Secretary

Karen Higman- Director

Leanne Hiner- Director

Homeowners:

Esther Leiker	601
Beverly Black	633
Lynette Turner	721
Michael Ehrler	744
Deane Kincaide	717
David Brito	717
Cy Grindle	756
Kevin Howell	855
Adam Kriekhaus	537

Vendors:

James Brown- Maintenance

**II. Financial Report**

As Josh was not in attendance, Dave reviewed the profit/loss statement for 2018. In 2018, \$88,000 was spent on repairs. Twenty-two repairs were completed with the most common including water intrusion, replacing of stucco/siding and roof damage. Dave explained that insurance does not cover the cost of roof damage and that roof repairs are paid directly from HOA dues collected from homeowners. As the units age, repair costs continue to increase. Landscaping and groundskeeping totaled \$34,000.

It was suggested by cy Grindle that stucco repairs be done with stucco replacement instead of the LP smart siding is currently being used to keep costs manageable. Stucco is three times more expensive but LP requires regular maintenance to avoid damage from mowing and sprinkler damage. It was determined that all sprinkler heads be directed away from buildings to minimize damage and increase the longevity of the LP.

One home owner asked about the installation of gutter protection on the front of the buildings. He felt it was an unnecessary expense when funds could be more appropriately funneled into other areas of need. James of Helpful Home Services reported that the front gutters were installed by mistake and that no cost was incurred.

Dave reported on updates on past due collection of HOA dues. Forty-eight letters were sent to individuals with arrearages exceeding \$1000. Eight homeowners responded positively and \$13k has been committed to repays arrears by homeowners. A second letter

was sent in January 2019 with 13 residents responding and around \$22K in pledges toward the arrears. An attorney (Mackenzie Higgins) has been retained to collect arrearages over \$1000. A final letter will be sent soon to be followed up with legal avenues as needed. This could include a lien on the property and/or an individual judgment against a homeowner. Then she will collect the judgement. Dave reported that if the legal route is needed, it will involve interest on the amount owed and court and other fees all to be paid by the homeowner. All 13 meeting attendees voted in support of pursuing collection for the over due amounts including the use of legal means as necessary.

Homeowners voted unanimously to increase the transfer fee from \$250 to \$300 when a seller transfers HOA membership to a new owner. The fee will be charged to the buyer. The change will go into effect February 15<sup>th</sup>, 2019.

Karen and Leanne reported on the new Cottage Park website. It will include past financial reports, meeting notes, updates and common questions and answers. The option to pay dues using the website was discussed with Google Pay and/or PayPal being the most popular options. Meeting attendees voted unanimously to have Google pay added to the website by end of year to provide an on-line payment option for monthly dues since it is both secure and free. The Web address is : [www.cottageparkhoa.com](http://www.cottageparkhoa.com)

The option of a \$5 increase in dues was discussed but tabled for further consideration at a later date. The membership indicated it wanted to see the results of collections efforts before raising dues for everyone.

### **III. Call to Serve**

Dave, Josh, Judy, Karen and Leanne all expressed interest in continuing on the board and received the needed vote for another year's service. Each vote was unanimous. Michael Ehrler also expressed an interest in serving on the Cottage Park HOA board and was voted to be a member at large/auxiliary member and agreed to serve in place of Judy Steele as she is considering moving in mid 2019.

Dave Larsen will remain HOA president, Josh Lewis will continue as vice-president, Judy Steele will continue as secretary, Karen Higman and Leanne Hiner will continue to serve as directors ( website updating, communication).

### **IV. CC&R**

The primary issue for discussion was the concern with trash, clutter and the negative appearance outside some units. The members in attendance voted 13-0 to approve a fine schedule of up to \$50 first offense/ \$100 second offence/ and \$200 third offense when a report is verified. A significant consideration is the problem with racoons being seen by, and in one case, being aggressive with a homeowner. They are obviously coming into the neighborhood looking for food. The plethora of trash bags and trash cans

are drawing them up to the driveways. The CC&R's prohibit storing trash cans where they can be seen. However, attendees voted unanimously that if a neighbor is creating an eyesore or inappropriately managing trash, that homeowner will receive a notice to clean up and/or desist from the problematic behavior. Lack of compliance will result in a first offence of \$50 fine. The fine schedule is outlined above and owner will have 24-72 hours after notice issued to correct before another occurrence may be issued. Violations should be photographed, the address provided and sent to the Cottage Park email address: Cottageparkhoa@yahoo.com

**V. Open Forum for questions/concerns**

**VI.** The meeting was adjourned at 7:35.