

## ANNUAL MEETING MINUTES

**Date: Sunday, January 25, 2020    Location: Holy Family Catholic Church**

### **Attendance**

Executive Officers: Mike Thomas (President), Brian Bonebrake (Vice-President), Quinn Gregg (Treasurer)

Executive Board Members-at-Large: Paul Hinson, Norma Sollman

Board of Directors: John Spotswood

Residents: Linda Calcote, Karen Spotswood

### **Annual Meeting Minutes**

**Call to Order: 7:13 pm**

### **New Business:**

- ❖ Finances (as of 01/25/2020):
  - Account Balances:
    - Primary Checking: \$49,921
    - Money Market: \$17,313
    - Assessment Checking: \$104,321
  - Delinquent Properties Status:
    - 208 of 261 homes fully paid (80%); roughly 65% on 2020 annual dues
    - 32 homes over \$1000 owed
  - What percentage of homeowner's usual pay each year?
    - Between 85% and 90% of homeowner pay the same year
    - Another 5% to 10% pay the following year with late fees
    - The board continues to reach out to those properties which are delinquent in order to collect past dues. The board has had success in past years of collecting delinquent dues on some of the largest amounts through negotiating directly with the property owners and without involving legal counsel.
  - Who decides how the excess assessment money is spent?
    - With input from the residents the board will vote during the monthly meetings on how to allocate the remaining funds once all the pool renovations are complete. The remaining funds will be invested in other facility improvement projects.
  - How does the lien process work for the HOA?
    - The board process all liens internally to save costs.
    - Liens are applied once delinquent funds reach a certain threshold, typically around \$1,000. The cost to the HOA to apply and remove liens and board member availability are the reasons for that threshold amount.
  - What is the cost of other homeowner associations around us?
    - Many are in the \$500 to \$600 range with far fewer amenities.
  - Could the board change the annual dues deadline from January 1<sup>st</sup>?
    - The board is planning to consider this suggestion in future meetings.
  - Any changes must ensure the cash flow is adequate to pay the operational bills to get lawn mowing and pool operations started on time in the spring.

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- ❖ Pool
  - Why was there a delay in the pool renovations starting?
    - The board needed to finish negotiating the final contract with Northland Pools
    - Weather resulted in some delay as well
  - The new pool renovations will include a seasonal pool cover
    - This should help protect the pool lining from weather in the off season
    - May reduce having to completely drain the pool each year, saving on water costs
  - Increase in pool operation expenses this year
    - Contract price increased 20% this year with Northland Pools, due to increasing costs in supplies and the raise the minimum wage
    - Without increasing the annual dues extensive changes to pool operations will be required. These changes would be noticeable such as shorter daily hours and a shorten pool season.
  - Should the board consider running the pool in house?
    - Northland Pools would be contracted for maintenance only, and the HOA would be responsible for hiring and managing lifeguards
    - Would require someone with the HOA to manage the pool, more that what the current board members are able to invest in time
    - The board will put together proposal for consideration
  
- ❖ Club House & Tennis Court
  - Club house parking lot
    - Asphalt has been damaged back by the dumpster, need to consider pouring a concrete pad at the dumpster
    - Parking lot surface is starting to wear, will need to be replaced in a few years
  - Is the dumpster available for residents?
    - During the pool offseason the dumpster has been left open for resident usage
  - Tennis Courts – The board is aware for the need to do something with the tennis courts, however at this time there are not the funds to proceed with any major projects.
  
- ❖ Lawn Care and Greenway
  - Cutting dead trees in greenway – The board has attempted to cut down and remove trees that have fallen into the main grass areas of the greenway. At this time there are not funds to cut down and remove fallen trees within the forest sections of the greenway
  - Management of greenway lawn moving:
    - Cut greenway less, better management over cut frequency
    - Prepay cuts
    - Coordinate limits of cuts with neighborhoods
    - Look at cutting closer to properties, farther from trees

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- ❖ Pond & Spillway
  - Consider applying the assessment
  - Giving the pond to the city
  - Legal issues and the city
  - Pond was dredged 20 years ago
  - PIAC funds to repair pond
  - Blue Valley Labs - treatment of ponds
  
- ❖ General Operations
  - List of items under consideration for monthly minutes
    - Add list to meeting minutes
  - Covenants & Restrictions and Bylaw updates
    - Rental registration - Better tracking of rental homes so dues notices are getting sent to the owners
    - Problems with specific houses - how to best address
    - Shed parameters in new covenant
    - Exterior improvements
    - Plowing the streets – The streets are all public streets, and the HOA does not have the funds to pay to have the privately plowed
- ❖ Speed bump along Campbell - City won't allow due to snow route
- ❖ 96th street improvements – No sure of exact plans but appear to be reconstructing into a parkway

### **Vote to adopt new Covenants & Restrictions and Bylaws: 8:45pm**

#### **Executive Board Member Voting:**

- ❖ All board members were approved unanimously unless noted otherwise:
- ❖ Brian Bonebrake – 2020-2021 (returning board member)
- ❖ Quinn Gregg - 2020-2021 (returning board member)
- ❖ Norma Sollman - 2020-2021 (returning board member)
- ❖ Jai Pate - 2020-2021 (new board member)
- ❖ Karla Worthington - 2020-2021 (new board member)
- ❖ Lindsay Mrowinski - 2020-2021 (new board member)
- ❖ Steve Scheerer - 2020-2021 (new board member)

#### **Board of Directors Member Voting:**

- ❖ All board members were approved unanimously unless noted otherwise:
- ❖ Eliza Flores – 2020-2021 (new board member)
- ❖ Cheryl Edmondson - 2020-2021 (new board member)

#### **Open Discussion:**

- ❖ All open discussion items are noted above in the new business sections.

### **Adjournment: 9:32pm**