

HOA Meeting Minutes

January 12, 2025

Happy New Year Everyone

The meeting was called to order by President Mike Thomas at 7:05 pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell, and 9 additional Board Members/Residents.

Highlights from Tonight's Meeting

Financials:

HOA dues for 2025 are beginning to come in. HOA dues will be due by February 1, 2025. After that date, late fees will be applied. Many dues are paid during Pool Key signup.

Pool:

The Pool contract with Johnson Pools has been signed. The budget for the pool is \$60,000, which includes the contract with Johnson Pools, \$32,000 and Lifeguard paychecks. Lifeguard recruitment will be done in February and March. Hopefully, many of last years guards will be returning. There are several projects to be completed before the pool opens.

Lawn Care:

We have a contract with Cory Kite again this year for lawn care. He has been with us for many years and does a great job taking care of the mowing.

Construction/Improvements:

The most important project to be completed before pool season is the replacement of one of the retaining walls. It must be started as soon as the weather warms up. We will be getting a new completion date by the end of January.

Clubhouse:

Getting an update on the Security Cameras is the most important project in this area. Other projects in the Clubhouse are being worked on.

Social Events:

There are no scheduled events at this time, but the plan is to have Food Trucks, the Fall Fest at Halloween, and maybe some BBQs at the pool. Watch the neighborhood Facebook page for this information.

Homes/Violations:

President Mike Thomas brought up a recommendation to stop fining the burn home since the exterior has been improved. This idea was not considered a good move by most attending the meeting. There was much discussion on this subject. Resident Tom O'Donnell is very unhappy about the state of this house. Tom stated that as the home is at the entrance to the neighborhood, it looks horrible. He also mentioned that this has been ongoing for 2 years. He does not believe the \$100 a month is adequate. He also mentioned that there are many homes in the neighborhood with violations and he does not want the neighborhood to go downhill. The discussion grew heated at times. Many attendees voiced opinions about this situation. Tom O'Donnell made the Motion to increase the fine to \$1,000 a month. The motion was seconded by Robyn Dunlap. This home is now owner by a Flipper, who did not pay HOA dues in 2024, is being fined \$100 a month for violations, and is not good standing with the HOA. Tom O'Donnell asked if the money was being paid. Mike Thomas told him no and that a bill was sent to the owner with monies owed. More discussion followed, but nothing was resolved. Channel Rodriquez made the Motion that the new motion be tabled until the next meeting. The motion was seconded by Brian Bonebrake. A vote was taken and passed 11 for, 1 against. More discussion followed, but nothing was resolved. A second Motion was made by Channel Rodriquez to continue to fine the Burn Home \$100 until the yard is cleaned up, the trash is removed, all debris and paper, and any other items that should not be around the house is removed.

The motion passed unanimously. More discussion continued. President Mike Thomas told us that as of February 1, when dues are to be paid, the Burn Home will have a lien placed on it, and that when the house is sold, All unpaid monies will be collected at that time. At the February meeting, this issue will be discussed again.

Open Forum:

Robyn Dunlap is still trying to get enough signatures to apply for speed humps on North Campbell.

Rick Head said we will have city dumpsters again this year, he will let us know the date as soon as he is notified by the city.

The February meeting is moved to Feb 16, 2025.

Snow removal is the city's responsibility.

Tonight's Agenda:

Call to Order 7:00 pm

Financial Update

- Checking Total: \$28,963
- MM Total: \$39,621
- Expenses YTD: coming in Feb.
- Overall Receivables:
 - 2025 Dues: numbers forthcoming as money is coming in
 - Need for outstanding liens for accounts over \$1000 (15 homes; around 8 without liens already)
- Pool
 - **Confirmed with Jeff Johnson that we are contracting with him again for this summer's pool operations - \$32,900. Plan to start advertising for lifeguards in late Feb/early March and reaching out to last year's guards in February to build our numbers.**
 - Items to Review (as weather improves):
 - Replace shallow end ladder in off season
 - Diving board second opinion
 - Slick spots on deck – repaint in the offseason
 - Silicone on concrete cracks
 - Jeff – replace the tiles that have fallen off

- Lawn Care / Greenway
 - **Confirmed with Cory Kite that we are contracting with him again for this summer's lawn care operations - \$645/cut for prepay and \$730/cut otherwise.**
- Construction/Improvements:
 - Retaining wall work was slated to begin afterwards but with weather, it may begin just after the new year instead. We have confirmation it will definitely get done prior to pool season. **Will be setting a new completion plan by end of January.**
- Clubhouse
 - **Need bid on security camera upgrade and office computer for budgeting for 2025 (Mike T).**
 - Girl scouts are wanting to replace the blinds in the clubhouse for us – more details to come.
 - Get paint to redo the parking lot lines during cleanup day in May ahead of pool opening
 - Dennison to work on potholes in the parking lot.
- Social Events
 - **2025 plans TBD – likely still planning food trucks, possible pool BBQs, and the normal Fall Fest @ Halloween**
- Homes / Violations
 - **Recommendation to stop fining the home due to elongated fire damage since the exterior is now all back in shape.**

Open Forum

- **Snow removal**
- Speed humps –

With no further business, the meeting was adjourned at 8:20pm.

Respectively submitted,

Debbie Mitchell, Secretary