

# Kellogg Village Homeowner's Association Annual Meeting

October 23, 2016 --- 10:00 AM @ the Community Center

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## Meeting Minutes

### In Attendance:

*President:* Scott Beedell  
*Vice President:* Galen Swogger  
*Secretary:* Dara Salmon  
*Treasurer:*

*Board Members:*

Next Meeting: **December 4, 2016 at 10:00 AM**

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If you are interested in volunteering, the website ( [www.kelloggvilleagehoa.com](http://www.kelloggvilleagehoa.com) ) has a central email where you can contact the Board and offer your time.

**\*\*Please consider volunteering some time to your community!\*\***

### Call to Order:

The meeting was called to order at 10:00 AM by Scott Beedell. There were 18 community members in attendance.

### New Business:

Scott opened the meeting by laying out the agenda: financial status of the community, accomplishments in 2016, plans for 2017, homeowner questions and election of board members.

Financial Status – In 2016, there was about \$51,000 in annual income and \$49,000 in expenses. The HOA pays for insurance, book keeping, landscaping, HOA fees to the Secretary of State and any identified projects. The expenses are managed in four bank accounts:

1. One holds only the \$1,000 deposit made by the co-op preschool to lease it. This keeps it separate from other HOA monies.
2. One is a savings account that holds about \$12,000 (the board is working toward tripling that amount to cover major emergencies).
3. One is a checking account that pays the bills and identified projects for that year.
4. One is a checking account that holds the annual assessments for that year.

There are about 236 homes in Kellogg Village. There are currently 17 homeowners in collections for not paying annual assessments. The assessments are used to pay annual expenses and to also pay for projects. The Board of Directors – those who volunteer to be on the Board and those who hold an office – will work to identify projects for 2017. The Board is planning on about \$13,000 to \$15,000 left over for projects and to place in savings. The new Board will decide that. Potential projects may be mailbox replacement, replacing the vinyl fence around the interior park and blackberry removal.

2016 Accomplishments – The fence at the entrance was replaced with coated chain link. The cost to the HOA was cut in half with a \$5,000 beautification grant from the city. The HOA wants to replace the vinyl fencing around the park with chain link next year. The HOA also hired a new landscaper who costs \$4,000 less than the previous landscaper, and does more work. The HOA negotiated a new, 3-year

lease with the co-op preschool. Their monthly rate was increased by \$25 and they will replace all the flooring in the Community Center within the next three years. Looking to 2017, the HOA would like to move our banking from Wells Fargo to a credit union. The HOA would also like to remove blackberries from the native protected areas and post them with "No Trespassing" signs. When homeowners see people in those areas, they can call the police and the police can enforce the no trespassing laws.

Homeowner Questions – At this time in the meeting, Scott opened the meeting to those attending to ask questions. One question was why there were so many rentals. Scott answered that the developer held back 65 homes to be rentals and they are managed by various property management companies. Then there was a question as to whether the HOA could cap the number of rentals. This could only be done through a change in the covenants and bylaws which requires a 2/3 majority vote.

Scott reminded everyone that the HOA has a website and to visit periodically to stay up to date. The covenants and bylaws are posted there, as well as the meeting minutes (though the secretary mentioned that it sometimes takes a while to get them typed and put on the website). The HOA looked over the covenants and bylaws with an attorney to determine how best to enforce them. The lawyer said that via state law the HOA can create rules with a fine structure. This will make enforcement easier, faster and cheaper for the HOA. These rules are only used on covenant violations that affect quality of life or safety. On November 1, rules go into effect that governing boats and RVs on properties. These new rules are posted on the website.

There was a lot of discussion about drug use, loitering and speeding. The HOA has been told in the past that the police will not come for a 911 call if people are not actually there committing crimes (like using drugs vs. finding paraphernalia). There seems to be interest in a Neighborhood Watch program. There was also general discussion about looking out for your neighbors and reporting suspicious behavior. The Board will explore getting Drug Free Zone signage for the community center parking lot.

There was a question posed about whether the HOA initiates contact with homeowners about a violation or waits for a complaint. Generally, the Board will initiate contact if the violation is a safety or quality of life issue but will otherwise wait for a complaint to be submitted to the Board. The Board is a volunteer Board and not the neighborhood police. It does not look for complaints; if neighbors identify a concern and tell the Board about it, the Board will follow up.

There was also discussion about hiring night time security but it has already been looked into and is hugely expensive. Our assessments could not come close to paying for it, much less the rest of the annual expenses of the neighborhood. Property management has also been investigated but would be difficult to vote into effect.

Social media ideas were also briefly discussed. Scott reinforced the website and how that holds all the HOA's information.

Board & Officers – Anyone interested in volunteering on the Board should stay at the end of the meeting. This Board would assist in decision making for 2017 and could possibly hold office if interested. Scott concluded the general meeting and the following people stayed and volunteered to join the Board:

Terry Martinson  
James Delfraisse  
Aaron Hyde  
Andy and Krystal Walther  
Lisa Coonts  
Anne Garza  
Michelle Taylor

Then the Board held elections. No new nominations were made, so the current slate of officers was duly voted in for 2017:

*President:* Scott Beedell  
*Vice President:* Galen Swogger  
*Secretary:* Dara Salmon  
*Treasurer:* Deanna Aguilar

**Next Meeting:**

The meeting was adjourned at about 11:30 AM. The next meeting is scheduled for December 4, 2016 at 10:00 AM at the Community Center (the building at the entrance to Kellogg Village). Meeting topics include projects for 2017, including the maintenance of the front park's play structure and preparation for the annual assessment mailing.

Approved:

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Scott Beedell  
President

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Date

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Dara Salmon  
Secretary

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Date