

EASTGATE HOMEOWNERS

MEETING MINUTES

DECEMBER 28, 2022

CALL TO ORDER: The meeting was called to order at 7:08 PM and Broadcast via Zoom.

Attendance: Dan Kidder, President

Jennifer Young, Vice President

Cinthia Van Alst, Secretary/Treasurer

Steve & Diane Ellis, unit 5, homeowners via zoom

BOARD MEMBER REPORTS

● PRESIDENT – FINANCIAL REPORT

- Dan reported Proposed Financial Budget from 2022 estimated budget from previous management company. There are still bills and checks that need to be reconciled.
- Asphalt bill came in at \$1400 and it was quoted at \$750.
- Association Admin expense from 2022 budget had discrepancies approx \$800 and we still don't know what specifically it was for.
- WATER COST INCREASED. Dan speculated 1/3 of the bill is Unit 1 (Chase's two big houses) The water costs estimates at \$43 per share per person per month. Those houses have 11 rooms in each house.
- **MOTION: Cinthia motioned to have Dan contact the City to get his own meter. Dan seconded the motion. All agreed.**
- Significant expense \$625 for 501(C)(4) to relieve our liability, still waiting for determination letter. Can take 6 months to 1year.
- **MOTION: Dan motioned we approve the proposed budget. Jen seconded the motion. All agreed.**

● VICE PRESIDENT- MAINTENANCE & SANITATION

- Jen reported bid on snow removal was not to exceed 10 times @ \$140 ea time. They were instructed to not do it for less than 2".

Cinthia mentioned they came at 4pm that day and snow was already melted?!

- Trash can is over flowing and Jen will find out how much it would be to have additional pickup. There are two trash cans, ONE TRASH BIN IS AT THE PARK. There are Other people dumping. It was suggested that we warn homeowners that if they or their tenants are dumping things like mattresses and other things they aren't supposed to, we will begin to fine them. We are suggesting to put a camera on the trash bins.
- **MOTION:** Cinthia motioned that we fine the homeowner responsible for unauthorized trash dumping the amount that it will cost to have an additional pickup. Jen seconded the motion and all agreed.
- **MOTION:** Cinthia motioned that we trim unit 17 front yard bush. Dan seconded the motion. All in favor.

Discussion: Dianne Ellis reported that they were okay with a wooden fence, but was concerned about future HOA issues. Dan and Cinthia stated CCR's stated was okay and we have already agreed to it as a board. Dan reported a couple of different bids and FOOTERS ARE THE ISSUE \$5500 or \$7800 by licensed and bonded professionals. No work can be done until Spring.

Dianne asked about the trash. Asphalt was never compacted correctly to hold up for heavy trash trucks, which was believe to be the reason there were 2 water line breaks at the North end of complex last year. ONE OF THE TRASH BINS HAVE BEEN MOVED TO THE PARK. Dan mentioned we are researching new trash bins that have side doors, instead of lids that lift upward. Additional expenses speculated for Flex Joints \$2k under asphalt to offset weight on heavy trash trucks. Compaction requirements and engineering has improved since complex was built.

- A trash dumpster was moved down to the Park area over a month ago. Individual trash cans were removed last year by previous management company. This was an expense of approximately \$360 annually.

- **SECRETARY/TREASURER-RECORDS**

- Cinthia reported we are rectifying our accounting system with our bank acct. Hopes to provide direct deposit option. Need to call Wave accounting system and find out What kind of non-profit we are to them. We are waiting for the determination letter.
- All homeowners are current on dues.
- Meeting minutes always reported on website, though we will include them with each monthly email
- **UNIT 13 – WAS REQUESTED TO TRIM OVER-GROWN TREES FROM BACKYARD at last meeting. J & E said they would take care of it and it hasn't been done.**

Cinthia mentioned that J & E manages both units 12 & 13, though different owners. Unit 12 was was maintained. Cinthia spoke with J & E on November 28, 2022 and they will go take care of this, she was told.

NEXT MEETING: LAST WEDS. OF THE MONTH JANUARY 25, 2023 7PM

MOTION TO ADJOURN by Cinthia, Dan seconded. All in favor, none opposed.

ADJOURNED 8:07pm