

EASTGATE HOMEOWNERS ASSOCIATION
MAY 24, 2023
BOARD MEETING MINUTES

7:01 Meeting called to order.

Attendance: Dan Kidder, Pres., Jennifer Young, VP, Cinthia Van Alst, Secretary and nobody via zoom. Chase Powell arrived a little after we started.

Aged Receivables: Chase Powell owes \$300, Jen Young owes \$150, Marjean Allen prepaid 2 months ahead, Cinthia Van Alst paid 10 months ahead, Richard Bauer owes late fee of \$30 still, Dan wants to charge him interest on it. Cinthia will reach out to him. Wackowski and Peterson are ahead, Scott Dabb owes \$150, Trevor Bills owes \$150.

President's Report:

Dan received a complaint of some elm saplings sprouting up in the park and in front of the top unit. He removed them with a chainsaw and disposed of the cuttings.

Financial Report:

\$35,774 on hand. We had an expensive month. We paid \$7,800 for razing the wall and building the wood fence, \$3,900 in April and the balance in May. The cinder block wall on unit 5 got demoed and the sidewalk became an issue. The contractor offered to tear up and replace the sidewalk, do the water diversion, and replace the curbing in the parking lot for \$1,900 if done with the wall repair. The board made an emergency decision to approve the work. It should be complete by the end of May or the first week of June.

There was a discussion between Dan and Chase about fence and the history of the insurance claim, etc. Chase mentioned that a wooden fence doesn't seem to fit the uniform look a PUD should have. Cinthia agreed. History of the the homeowners in unit 5 given their satisfaction and issue has been discussed many times, many meetings. Dan felt the fence was a safety issue, Chase said he had discussed it with the contractors and didn't think so. In the past year, the fence cracked further and something had to be done about this issue.

We have been able to finally integrate online payments with our accounting platform and can now provide auto-pay options. Chase asked if there is a fee and Dan said yes. Currently, GoDaddy charges us a fee and we offset that with a \$4 surcharge. The Wave Apps payment portal will be similar and we will adjust the surcharge as we see what the total fee they charge is.

VP Report :

Speak with Landscaping. Plan with him future Landscaping to minimize water usage. Cinthia suggested recycled water and proper drainage. Dan informed the board that his is not possible without replacing our water pipes to take advantage of non-culinary water. Rocky Ridge will give a quote. Water is still an expensive issue. Discussion between Chase & Dan about his water usage being more than the rest of the complexes. Dan mentioned to Jen need to contact our stucco repair and painting and approve work if the expense is less than \$500. Cinthia asked about the pavement repair in front of unit 9 and it was agreed to get that quote in writing. We will be able to proceed with that repair once the curbing is replaced.

Jen reported that All Seasons Landscaping is able to replace the grass with rocks and she will get a quote on that. She also reported that they can remove the elm tree by the mailboxes and will get a quote for that. Dan mentioned that he wants to wait until the annual meeting in September to get all members' approval before removing the grass and replacing it with rock, but this will ultimately save between \$500-\$1,000 a month in water costs.

Secretary Report

Cinthia reports that we need forms to report for sales and rentals. Dan doesn't want the board interfering in the business relationship between landlords and tenants. Cinthia mentioned lack of communication to those who live and knowing who's responsible for trash, parking, etc. Tenants are supposed to be receiving CC&Rs from their landlords and then there's crime. Jen and Dan reminded Cinthia that this is a small town. All CC&Rs and bylaws are available on the website, eastgatehoa.org.

OLD BUSINESS:

Curb Asphalt

The contractor should have the curbing replaced by the end of May or first week of June.

Stone in front of double units by June 1st. Chase has decided that he is no longer willing to re-landscape his front yard as agreed to because he doesn't have to and it's too expensive. He felt he was caught off guard when he agreed to do this. HOA is responsible for the front yard. Dan and Chase discussed the water usage per the rest of the complex. Dan asked Chase how many he rents to and Chase said 20. Cinthia explained that there used to only be 2 showers, one of which was ensuite, the other 10 rooms have half baths and there was only 1 shower in the middle of the houses that was used for assistive living. Chase has added showers to both houses. There is more water usage with his renting the rooms than previously when it was assisted living. Chase says there isn't. Dan says there's an average of 2.5 people per unit in the rest of the complex. If Chase is paying \$150 for each house that has a total of 5 times more than the rest of us, then why wouldn't he need to pay more in dues per his water usage and usage of parking? Postponed until discussion at the annual meeting where we may amend the CC&Rs to deal with those units.

Bid on tree removal by mailboxes on west side of complex is still needed. The tree roots are uplifting the parking lot and heading toward the main water line. Jen will reach out to the landscaper who said he could remove that tree to get a bid.

Dan mentioned to Chase that he had received an anonymous letter stating that he has tenants with dogs running loose throughout the complex. It was confirmed that the Doberman pinscher was in fact one of his tenant's dogs. Chase said it was a certified service dog. He also had taken a picture of a stray that was a different dog than his tenant's dog he had seen running around the complex. Cinthia confirmed seeing the dog unleashed and it coming into her garage one time. All dogs, with the exception of service dogs who are licensed and certified to perform a specific service, are required to be leashed at all times in the complex.

Insurance policy

MOTION to renew policy, seconded and all in favor. Deductible was raised from \$5k to \$25k. Residents should adjust their coverage to accommodate the new deductible.

NEW BUSINESS:

Handicapped Parking needs to be removed. PUDs are not required to have designated handicapped parking. Cinthia disagrees and is going to research the law. Dan would prefer to designate parking on an as-needed basis closer to the resident's home on a case-by-case basis. There are currently no residents in need of special handicapped parking and the stalls were a remnant of the Beehive Home.

Water Issue with Chase changing his mind to voluntarily re-landscape. Dan mentioned that we could put in a meter to measure and then charge him extra. Cinthia will pull bills from the City for water to show differences in usage since his owning. Cinthia confirms from the previous residence showers were given every 2-3 days on average. Also, for their last year of ownership, one of the houses was empty. In fact, not all the rooms were rented for their last 3 years because they built a new property.

Siding on Chase's house was mentioned. Chase said that the siding was damaged when the landscaping company pushed snow against the house. Cinthia has pictures that this was broken before Chase purchased the property. Chase also reported that the concrete parking curbs had been pushed and had never been secured. Dan said he would see to it that they are secured with rebar.

Vote to hold the next meeting on June 28, 2023 at 7 p.m.

Motion to adjourn, all in favor. Meeting adjourned at 8:02 p.m.