

EASTGATE HOMEOWNERS

MEETING MINUTES

JANUARY 25, 2023

CALL TO ORDER: The meeting was called to order at 7:01 PM and Broadcast via Zoom. (link to join meeting at EastgateHOA.org)

Attendance:

Dan Kidder, President

Jennifer Young, Vice President

Cinthia Van Alst, Secretary/Treasurer

Chase Powell, homeowner unit 1

NONE PRESENT via zoom

Agenda approved 2nd by Jen

BOARD MEMBER REPORTS

● PRESIDENT - FINANCIAL REPORT

- Dan reported Proposed Financial Budget from 2022 estimated budget from previous management company and actual costs. There are still bills and checks that need to be reconciled because they were not recorded prior to deposit. Cinthia reported water bill, pavement, and snow removal all paid current.
- Dan and Cinthia discussed the City approval for the 30' of red paint and signs posted NO PARKING on the Eastside of our entrance to complex. Chase said that he has been communicating with his tenants about not parking there. Dan mentioned that as of January 25th there should not be any parking or they will be towed.
- The street light has been fixed by the City by the East entrance. Cinthia attested that her entire backyard is lit. This will ensure safety for all tenants.
- Trash - a pallet was dumped and other unauthorized items still being dumped, which are causing the dumpsters to overflow and we are incurring additional charges to have pickups in addition to our normal trash day. Need letter to go out to homeowners and tenants. Dan suggested cameras go up and we fine homeowners \$240 up to \$500, the cost that the trash company charges HOA to remove unauthorized trash.
- **MOTION:** Cinthia motioned that we purchase 2 cameras, Dan seconded the motion-all AGREED.
- Snow Removal- Cinthia provided the estimate and bill, whereas \$140 per pavement shovel and \$70 per sidewalks. Discussion about this and cost agreed to be okay, we just had more snow than expected thus far.
- WATER COST INCREASED. Dan speculated 1/3 of the bill is Unit 1 (Chase's two big houses) The water cost estimate in the budget is at \$43 per share per month. Those houses have 11 rooms in each house. The cost to place a separate meter on Unit 1 would exceed any added cost savings.
- We have received a determination letter from the IRS that we are now a recognized 501(C)(4) tax exempt organization.

- **VICE PRESIDENT-MAINTENANCE & SANITATION**

- Jen saw the snow removal cost sheet and said that is what they had given her.
- 2 NO PARKING SIGNS were posted near the Trash can in the middle of complex. It has been overflowing and Jen reported speaking with the tenants who had assigned parking spots that they no longer have and they are okay with it. Cinthia & Jen discussed where the assigned parking spots came from because those spots are not mentioned on the CCRs nor are they attached to title for any of the units. Jen believes that those were painted and assigned by a previous President.
- There are two trash cans, ONE TRASH BIN IS AT THE PARK. There are other people who do not reside in HOA dumping. It was suggested last meeting 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.

Discussion: Dan discussed with Chase about the water issue. Chase reported that each unit only has 2 showers and 10 rooms. Dan asked Chase if he would want to pay another share towards his HOA dues in lieu of the extra water expense. Chase said that he did not want to do this. Dan asked what we were going to do with this issue and Chase opted to pay for his own front lawn maintenance removing the grass and replacing it with rock by the end of the month of June 2023.

MOTION: CINTHIA motioned that Chase be allowed to replace his front lawn grass with rock, at his expense, by the end of the month of June 2023. Jen seconded - All AGREED.

- **SECRETARY/TREASURER-RECORDS**

- Cinthia reported we are having issues reporting to our accounting system with our bank acct. Hopes to provide direct deposit option. Tried 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 not current on dues. Will reach out to Ashley Tippetts, Bauers, & Trevor
- Meeting minutes always reported on website, though we will include them with each monthly email
- Dan mentioned D&O insurance due soon and estimated cost \$6k. Will put out to bid with a local broker for better service.

NEXT MEETING: LAST WEDS. OF THE MONTH FEBRUARY 22, 2023 7PM
MOTION TO ADJOURN by Cinthia, Dan seconded. All in favor, none opposed.
ADJOURNED 7:49pm