

EASTGATE HOMEOWNERS ASSOCIATION

MEETING MINUTES

MARCH 29TH

PRESENT:

Dan Kidder, President

Jennifer Young, Vice President

Cynthia Van Alst, Secretary/Treasurer

No members attended in person or via Zoom

7:02pm Meeting Called to Order by President Dan Kidder.

President's Report

Snow Removal – check was mailed, not cashed \$2,900 Jan., new bill added and we are way off planned budget due to extra snow this year. 217% SNOWPACK

Aged Receivables

- Tippetts \$60 late fees about to get late fee of another \$30
- Powell- not paid
- Larson- not paid
- Allen-Prepaid for April already
- Wackowskis Prepaid for April
- Bills- Dec. not paid – texted him during meeting and it got caught up

Made \$500 interest on CDs as of Mar 1, 2023

Two annual bills due this month: \$120 annual security camera fee and \$160 annual fee for Zoom.

Unit 5 Wall

The board received a letter from the homeowner. The homeowner no longer wants a wooden fence as they had previously stated would be an acceptable solution to their crumbling wall. Dan mentioned we had two quotes; \$5k without a water diversion half wall included and \$7k with water diversion included. We will need to have water diversion or the wall can fall again and the yard will flood. Those quotes were for a wooden fence. Dan says the wall is a danger and needs to come down as the HOA can face civil liability if anyone is injured and the board could be criminally liable for negligence. Before we had a board for the HOA, there was an insurance claim of \$3k on that wall and a \$1,000 deductible paid. That was five years ago. Since then, the cost of

replacement has more than doubled. The initial insurance claim will no longer pay for a replacement wall. Had the wall been replaced at the time it was damaged, the HOA would have sufficient funds to replace it with cinder block. Dan motioned that HOA agrees to pay half of the cost of a block wall rebuild, not to exceed \$7k if the homeowner can pay for the rest of the cost. If the homeowners cannot afford to pay the other half, the HOA will pay 100 percent and charge the homeowners a special assessment each month to repay their portion of the costs. Jen seconded the motion. In discussion after the meeting with Dave, he said they would be okay with a wooden fence and we will proceed to tear down the wall and build the wooden fence in the next few weeks.

Bid for Curbing

Discussion about rebar, \$1,200 delivery fee and materials like Ready Mix-Jen agreed to get the bid in writing. Based on a short delivery fee in excess of the total materials and labor costs, we discussed using dry mix instead of having a short delivery of ready mix. This would require we rent a mixer and pick up dry quickcrete.

Taxes

Tax preparation has run the HOA \$1,500/year in the past. We are changing CPAs and will only pay \$1,000 for 2022. Now that we are a Non-Profit, we will not have those tax prep fees after filing for 2022. In the future we only need to file on an 1120H form (e-postcard) as a 501(C)(4) - not a taxable entity now!

Insurance

Because we are currently at 300% of precipitation and 217% of snowpack this year, there is a high likelihood of flooding. Discussion of Flood Insurance, if necessary. Cinthia mentioned that individuals with homeowners insurance can opt for flood insurance to be added to their policy. Dan discussed the FEMA federal flood insurance program and the limitations they have.

MOTION by Dan (President) to require a certificate of each homeowners insurance policy on file with the HOA by July 1st of every year. Jen seconded it. Passed. A rider for flood coverage encouraged. Since all of the units are shared construction and attached to another unit (duplex) Insurance must include the re-build amount of the unit to be equal to or more than the market value, if needed.

NEXT MEETING: MONDAY APRIL 24, 2023 7PM

MOTION TO ADJOURN by Dan 8:10pm Jen seconded. All in favor.