

EASTGATE HOMEOWNERS

MEETING MINUTES

NOVEMBER 29, 2022

CALL TO ORDER: The meeting was called to order at 6:58 PM and Broadcast via Zoom.

Attendance: Dan Kidder, President

Jennifer Young, Vice President

Cinthia Van Alst, Secretary/Treasurer

Mr. & Mrs. Myer, unit 15, homeowners via zoom

BOARD MEMBER REPORTS

- **PRESIDENT-ADMIN CAPITAL PROJECTS PLANNING**

- Dan suggested 501(C)(4) APPLICATION to specify Eastgate as a Non-Profit
- Dan reported Financial Budget to be better determined next month w/ est. Expenses
- Repairs: Asphalt, Fences, CCR's

- **VICE PRESIDENT- MAINTENANCE & SANITATION**

- Jen reported 2 bids on snow removal and landscaping, Dan has reviewed the bids.

Discussion: Bids included for both one price and individual snow removals. It is estimated that Cedar doesn't usually need more than 10 per year. Jason Ashwoth gave us a bid for both and it was less than the other one (Nate Miller). Cinthia mentioned possible need to have small storage shed in the park to help store Maintenance supplies in the future.

- A trash dumpster was moved down to the Park area

- **SECRETARY/TREASURER-RECORDS & FINANCIAL REPORTING**

- Cinthia reported we are rectifying our accounting system with our bank acct. Hopes to provide direct deposit option.

- Eliminate mailing expenses for invoices to only those who want a paper copy sent to them in addition to email.
- All homeowners are current on dues.
- Meeting minutes always reported on website, though we will include them with each monthly email

Rosalinda had a question: Asked what happened to the other trash dumpster. Since individual trash cans were removed last year, another dumpster was added to the complex. Jen explained that we moved one of the dumpster's down by the park. Dan explained that we thought this would benefit all of the tenants down in Chase's properties and allow for more than one location for homeowners to put their trash. DISCUSSION: IF WE REGAINED OUR INDIVIDUAL CANS, THERE'S A WEIGHT LIMIT ON TRUCKS THAT ARE DRIVING UPON OUR ASPHALT, POSSIBLY CAUSING DAMAGES TO THE PLUMBING. Cinthia reported that the two breaks happened in January and March 2021.

BUDGET PLANNING FOR 2023:

Motion: Dan motioned that we hire Jason Ashworth for Snow/Removal & Landscaping. Jen seconded the motion. All in favor, none opposed.

Discussion: Dan mentioned cost of 501(C)(4) to be aprox. \$300 can take up to 6months to get approved, but could happened as quickly as 3 weeks. Cinthia mentioned Direct Deposit can eliminate hefty transaction fees on website (Go Daddy-driven) and how Wave doesn't interact with

Motion: Cinthia motioned that we apply for 501(C)(4). Dan seconded it. All in favor, none opposed.

Dan mentioned that he still has not received the bill for the Asphalt repair and Jen will follow up. Dan mentioned that we invest \$20k of our reserves in CD's earning some interest, \$10k each, in the event we need to cash in @a penalty for emergencies. This would leave us approx. A \$10k in working capital in bank account. Once we get our expenses in order, we will be able to better plan for next year's budget.

DAN & CINTHIA discussed website payments/invoices and \$3.84 processing fee to Go Daddy for using website to make HOA payments. We are tracking payments in

accounting system Wave, and it gives homeowner's a 16 cents CREDIT that will accrue and help in the future.

NEW BUSINESS:

- **VINYL WALL BLEW OVER, UNIT 1, ADJOINING NEIGHBOR INQUIRED**

Cinthia mentioned adjoining neighbor Edger called inquiring about shared vinyl fence blew over between the back house of unit 1 and his backyard. Dan mentioned CCR's IV, 5 encroachments, VI, 1 maintenance of lots homeowner's responsibility. Dan suggested give neighbor the homeowner's phone number. This is not an HOA responsibility. This is between the homeowner and the neighbor.

- **UNIT 12 removed large Elm tree in backyard as requested. Water pipes broke in backyard, fixed and new chain link fence was replaced. LOOKS GREAT!! Awesome job #12 !!**
- **Dan mentioned we should obtain some bags of salt or Potassium Chloride (although its corrosive on the asphalt), Jen and Cinthia agreed.**

OLD BUSINESS:

Cinthia mentioned that we want our homeowners to tell us when they have any plumbing issues. On Sept. Board meeting night, right after we had a change of board members, Unit 9 contacted us about a vibrant leak in their backyard with a video of water spraying, etc. Jen went right over there and contained the situation. Jen further repaired the leak at no cost to the homeowner. We want to help our homeowners lower the water bill. Dan mentioned that he would like to eliminate all the grass eventually. That we live in a desert, etc. Since water is a part of our HOA dues, we would like to decrease this expense and begin to repair asphalt someday!

- **WALL BEHIND UNIT 5-** Dan asked Cinthia about the wall quotes for block and it was reported that the footing, cement, etc. Would require heavy equipment and be costly. Dan mentioned at our previous meeting that the homeowner was okay with a wooden fence. Cinthia mentioned she spoke with another homeowner about the wooden fence, who thought a wooden fence would be better than they way it is now. Cinthia didn't like that it wasn't uniform, though agrees and a wooden fence complies with the

CCR's. Dan agreed to get quotes for the wooden fence. Jen mentioned the footings would still need to be set.

- **STUCCO/PAINT**

Dan lead discussion regarding, Jen will follow up with previous handyman who did these repairs last time. Cinthia verified with Jen this was Eduardo, yes. Dan and Jen mentioned that account at Sherman Williams will allow us to obtain correct paint, etc.

- **UNIT 13 – REQUEST TO TRIM OVER-GROWN TREES FROM BACKYARD.**

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 DECEMBER 28, 2022 7PM

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

ADJOURNED 7:38pm