

Annual Board Meeting Minutes

I. Call to order

- a) Kyle called to order at 6:29pm
- b) Attendance log included.

II. Approval of minutes from last meeting (Shawna)

- a) 2/15/23 general meeting minutes approved

III. Board Reports

a) Presidents Update (Kyle/Jennifer)

- i) We have switched management companies – Jill and Veronica are excited to join us. They are a lot more responsive and will keep our money secure. New notices will be sent out for introduction and for dues. If you have already paid your hoa dues with the old management company, please make sure you send a record of it to our email.
- ii) To continue using the Boys and girls club, we will need to start paying \$30. This is still less than most places' cost to rent. Liz will check into any other options that may be available.

b) Vice President Update (Jennifer)

- i) Getting more quotes for our landscaping. We are not getting a lot of communication from the existing landscape. The lowest cost so far is \$480 a month up to the high end of \$980 a month.
- ii) We will also use the leftover money from last year to take care of the trees and are currently obtaining pricing for those as well. The costs are coming in from \$10K to \$18K to do all the cherry blossom trees in the entire neighborhood. More to come at the next meeting.
- iii) The park has not had maintenance done since 2017. We will have this on the list for a future project.

c) Treasurers Update (Nastastia)

- i) The proposed budget will be included with the welcome letter from our new management company.
- ii) The largest project will be the trees.

- iii) We were able to get 2 million more for our insurance coverage.
- iv) We have added QuickBooks, and this will give us the visibility we need.
- v) We currently have the lowest HOA fees in the state. They may need to be raised due to inflation and rising material and labor costs. They have not been raised since 2005. We have a good budget for this 2023- 2024 year with the current dues, but the next year they will need to be raised or the HOA will need to limit what they can do for the neighborhood.
- vi) Dues are coming in and there has been a lot of confusion. Please pay the new management company, not the old one.
- vii) Most dues are caught up from past years which is a great thing. We will have a new aging at the next meeting.
- viii) We will need to approve the budget earlier than the annual meeting to send out the due requests in April.
- ix) We were able to get a lien paid.
- x) Motion to approve the 2023-2024 budget
 - (1) Motion approved by Shawna Storms and the Ericksons. Final approval unanimous.

IV. Open Forum

- a) Can we see the new insurance policy? Yes, we have binders available for viewing at anytime
- b) Does it cover accidents on the sidewalk? No, that is considered city property and becomes the homeowner's responsibility.
- c) Who is responsible for the trees? We are going to get a hold of the city to find out and to see what our options are. We are also looking into the aging trees and stumps.
- d) What are we thinking for a due increase? We are not sure yet. It will come down to what the actual costs are. We will have a better idea in October.
- e) How will due notices be sent out? They will go via email and mail.
- f) What will the new management company do? They will manage all the mailings, be the main point of contact, handle AP and AR, manage all bids and quotes, be our legal sounding board and help to decipher the CC&Rs and Bylaws. They will be managing a lot of little things in between as well.
- g) What happened to the guy that did the management before Schneider? He quit and we are unsure why.

- h) What is going on with the rental properties? We have contacted them and are working on solutions. More to come at the next meeting.

V. Nominations

- a) We can have 7 executives on the board as well as 2 members at large.
- b) We had one person step forward to be nominated.
- c) People presently up for re-election
 - i) Kyle
 - ii) Amber
 - iii) Nastastia
 - iv) Jennifer
 - v) Liz
 - vi) Billy
 - vii) Shawna

VI. Committee Updates

- a) Violations Committee **(Jennifer)**
 - i) No real updates but we are looking for volunteers. You do not need to be a board member to volunteer for some of our committees.
- b) ACC Committee **(Jennifer)**
 - i) The past management company was not doing good at communicating homeowner's requests. Forms are found online on our website. The new management company will be on top of it. We are still looking for volunteers to help with this committee as well.
- c) CCR Committee **(Jennifer)**
 - i) No real updates but we are looking for volunteers for this committee as well
- d) Special Projects **(Amber/Liz)**
 - i) We would like to have a community box like the library one. Liz and Amber to investigate the cost of having one of these.
 - ii) The rat issue is still a problem. They are getting info together on prevention, which would include peppermint oil. House has been since vacated that was having a large rat infestation problem.

- e) We need volunteers for many committees, contact us if interested. You do not have to be a board member to volunteer!

VII. Open Forum (more questions came in)

- a) What is going on with the rental properties? We have contacted them and are working
- b) How do we stop rentals in our neighborhood? We cannot stop them. We can try and limit the number of rentals but do remember it does keep our house values up.

VIII. New Business

- a) Rules and regulations have been created and will be sent out. Email us if you have any questions about them. Same with the fees and fines.
- b) Summer events – have a summer picnic, participate in the national night out, and maybe a movie night. More to come.

IX. Old Business

- a) Multi-Unit Rentals (**Jennifer**)
 - i) We have reopened the case with our current property management company to investigate this again. The CCRs do not state specifically enough to decide one way or another. Need a lawyer to clarify. A previous board member approved this. Also investigate the permit requirements with the city and have that reverified.

X. Next Meeting Date

- a) June 15, 2023 at 6:30pm – Boys & Girls Club
- b) 2024 Annual Meeting – TBD

XI. Adjournment

- a) Kyle adjourned our meeting at 7:41pm.