

February 13, 2025 HOA Meeting Agenda Items

Board Members Present: Dave Williams, Brenda Merchant, Zachary Adams, Courtney Berglund
Guests: Joe (Sage HOA Services)

Items for discussion:

1. Financials – Collected 2/3 of HOA dues so far
 - a. Reminders going out for 30-day notice soon
2. Townhomes (HOA within our HOA [Drew Impkens – developer])
 - a. Has paid dues for 2year+
 - i. \$450 special assessment
 - ii. \$2025/yr (x2)
 - b. Our HOA board recommendations
 - i. If we allow a separate HOA, our HOA will lose out on thousands of dollars
 - ii. Townhomes would only pay 15 unit dues (15 x \$135)
 - iii. Could give refund back to townhomes developer in order to collect future dues on townhomes
 1. Total of \$4500 refund to townhome developer
3. Motion to refund townhome developer \$4500 – Brenda, Courtney seconds
 - a. Motion carries – all votes yes
4. Joe with Sage will reach out to townhome developer about his HOA within our HOA
 - a. One townhome has sold
 - i. 14809 Bruning street
5. Homes with encroachments
 - a. Fences and Shed
 - b. Sage would like to get a survey, probably a couple hundred dollars
 - i. HOA has approved the survey, Sage will get the survey
6. Annual meeting set
 - a. April 15 - Ridgewood Retirement Center @ 6:30pm
 - b. Notice to go out
 - c. Proxy votes to go out
 - d. Elections and Short Bio
 - e. Q&A at the end