

Present: Ted Leland, Ann Tooke, Tim Smith, Andrew Wright, Ed Hodapp

19:14

Meeting called to order

19:15

Approve June 2019 board meeting's minutes

19:16

**Finance Update**

- 2019 Budget vs Actuals
  - Generally spending is on track for the year
  - Barking came under budget by \$44.49
  - Added water monitoring (\$478 per year) as Monarch will no longer pay this amount
- 2020 Budget Planning
  - 2020 proposed budget does not need to include legal fees for CC&R update costs (see below)
  - Proposed Reserve funding: increase from \$14,000 to \$21,000
  - Total increase of \$50 per household (\$15 for operating expenses & \$35 for reserves)
  - Plan to fully fund reserves over 2 years to spread out budget increases
  - Agreed that yearly budget surpluses will be allocated to reserves to expedite getting reserves to fully funded levels
  - Budget proposal unanimously approved by board

19:39

**Landscaping**

- Landscape generally looking good this year
- No Bark was placed at end of 32nd Ct cul-de-sac as we are planning on landscaping it this fall

19:40

**CCR changes (including solar amendment)**

- Having reviewed our CC&R with a lawyer, the HOA does not need to modify our CC&Rs at this time.
  - Solar Panels can be handled with an ACC policy & process instead of a change to the CC&R. Website will be updated with ACC's solar policy definition & application/approval forms.
  - Written vs electronic communication no longer an issue with the use of reasonably priced, automated mailing service.
- Approx. price of \$3,000 for CC&R changes avoided

19:42

**Annual meeting agenda & date**

- Added two new items to the agenda (vs last year):
  - Reserve Study Presentation & Q&A
  - ACC & Solar Panel Policy Discussion
- Proposed Date for meeting: Nov 13, 2019. Tim Smith to book with Blackwell

19:45

**Christmas monuments.**

Andrew Wright volunteered to store wreaths/cables.

19:50

Meeting adjourned.