

## MEETING MINTUES

May 14, 2018

Heritage Hills HOA

### CALL TO ORDER

- Called to order by Kory Brown 7:00pm.
- Board Members Present: Kevin Booker, Kory Brown, Kacey Arntz, Benny Farmer.
- Other Residents Present: Pam Booker.
- Janie Berta (Accountant), Taylor Venus (Attorney)

### SPECIAL GUEST

- Taylor Venus, Attorney joining us to answer questions to help us better manage the association.
  - Liens
    - We CAN put liens on people's homes once the account is past due.
    - Liens need to be renewed after 1 year
  - How to change bylaws and/or covenants?
    - Must have 2/3rds vote to change anything. 381 homes in association, would need 285 votes.
  - How to handle notice of violations:
    - Suggested: 1st letter from HOA, 2nd from code office, 3rd from attorney's office. After that, will be handled on a case by case basis.
  - Greenbelt water faucets was installed in order to water the greenbelt. Having access to water the residents private property is an extra benefit that has been allowed over the years, a benefit we'd like to continue if possible.
    - Probably saving the community over half a million dollars in water fees. Water access is not required in the covenants. Our board members fix as much as possible saving money before hiring out.
  - Asked about liability waiver for neighborhood cleanup. Recommended to have a standard one.

### TREASURER REPORT

- Presented by Janie Berta, Accountant – End of April numbers.
  - Beginning \$58,711.99 Collected \$7,384.59
  - Ending Balance \$70,910.55
  - Money Market \$24,147.35
  - All current liens on our list were filed in October 2017.
  - Tax return due tomorrow, but extended and will get our 990 filed with Brian to sign.
  - Liens will have to be renewed and placed. Will get the paperwork ready this week.
    - The type of lien we have only stays for 1 year. Must be renewed after that.

### COMMITTEE REPORTS

#### COVENANTS

- 1722 Denim Lane - Complaint of multiple vehicles parked on both sides of the street and now a large smoker on trailer is parked in the driveway, causing another vehicle to be in the street.
- All notices have been sent out.
- Kacey will start sending out notices, and will update the letters.

#### GROUNDS

- All the leaks are fixed as of today.
- Space charge is from city water for the shed, no way to avoid this.

#### ARCHITECTURE

- One resident (Jerod) wants to build a fence, working on it.
- Would like to have firm rules. Refer to city codes.

- Who is responsible for drainage issues - city or HOA?

### **OLD BUSINESS**

- Little Free Library
  - Schedule a Build Day
- Cleanup Day
  - Review waiver/flier.
  - Date?
  - Provide gloves/garbage bags.
- Google Docs folder has been created and shared with the board.
- Cleaning out shed?
- Has Brian been on a walk through for turning the water on/off, locks changed and procedures been created? Both Brian and Benny have been through a little. Locks have been purchased but not changed.

### **NEW BUSINESS**

- Kory Brown resigned tonight, he is moving out of the area. He will give Kevin the keys and garage door opener...
- Need to get a second signer on bank account and remove Kory.
- New Vice President: Eli Carpenter.

### **ADJOURNED**

No other business. Minutes taken by Kacey Arntz.