

Vuemont HOA Meeting: Meeting Minutes

17 November 2022

Board Members in Attendance:

Ben P., Yanmei Z., Steve R., Rick V., Katie T., Nicolette H.

6:30 pm – Meeting called to order.

- Need to do some planning for upcoming HOA annual meeting.

Committee Reports

6:32 - Finance:

- Some door-to-door activity for dues collection.
- Sky Mountain underpaid this year but planning on contacting their treasurer.
- Budget is on track with higher-than-expected landscaping expenses due to new sprinkler valves, overseeding and other maintenance on the mediums.
- May need to get additional quotes from landscapers to ensure our current service is still competitive.
- 6:45 pm - Need to have a budget to present to the annual meeting and justify any potential dues increases.

6:50 - Landscaping:

- Landscaping expenses, now through spring, should be minimal.
- Only nominal cleanup where/when necessary.

6:52 – Vegetation Management:

- City of Bellevue has been less responsive. City is stretched thin due to Covid and work-from-home protocol.
- Spraying was spotty due to bad weather and worker shortages.
- Blackberry removal will probably be done manually since it is too wet to spray. And schedule for more spraying in early spring.
- Will try to. Rollover funds from this term to the next year to try to cover additional charges

7:07 - Communications:

- There was a neighbor looking for contact information of neighbors whose trees are blocking their view. Step 1 will be to let the neighbor contact the owners of those trees directly.

- There may be action required of the HOA if covenants are being violated.
- At some point we may need to have the 6ft. hedge restriction reviewed/modified.

7:17 - Architecture:

- Some activity with new constructions underway.
- One homeowner has made major front yard modifications without application.
- May need to contact them if the front yard remains barren.

7:21 – Old/New Business:

- Discussion concerning how to deal with collections from owners of rental homes.
- Sky Mountain has a new fining program to protect compliance to covenants.
- Action: Review Sky Mountain's program. Perhaps mention of this could be broached at the annual meeting. Need to investigate how such a program could be implemented and how other modifications to the covenants could be implemented.

- 7:30 pm. – Question of whether bookkeeping service will be maintained. However, there may be new services through property management companies that the HOA could farm out.
- It would be a good idea to understand these new services as a possible backup plan.

- 7:35 pm. – propose to do the annual meeting December 6th or 7th.
- Ben to contact the school to see if the library might be available for either of those dates.
- Once the date is nailed down then we can get a mailing and other notifications required for the annual meeting