

## Vuemont HOA Monthly Meeting: Meeting Minutes

27 February 2019

### **Board Members in Attendance:**

Ben Piper, Katie Teplicky, Yanmei Zhao, Steve Rolfe, Alison Evans, Rick Valdes, Betsy Amento

### **Proceedings**

Meeting called to order at 7:40PM

### **Committee Reports**

#### President's report

- January minutes approved.

#### Finance

- 7:45 - Balance Sheet indicates a healthy balance.
- Action for uncollected dues needs to weigh expense of collection vs. income generated.
- 7:49 - Review of profit and Loss detail for Jan - Feb.
- 7:50 - Trip to the bank to update administration rights for the HOA bank account.
- 7:53 - Review of the checks processed from PO Box.
- 7:55 - Still looking for a book keeper to take over from the old book keeper's duties. Needs to know QuickBooks and handle low-level admin tasks.
- 7:42 - Treasury Report: review December 2018 HOA Income Statement
- Money still owed from uncollected dues and Sky Mountain
- Vegetation budget waiting on plan approval
- 7:45 - Balance Sheet indicates a healthy balance.
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#### Landscaping:

- Median in front of Cougar Ridge was driven over by some trucks which may have damaged sod and irrigation due to construction project underway with a nearby homeowner... may also need to remove birch trees that look unhealthy in the same median. Also, will hire an arborist to assess the health of these trees. We will also need to get permits for tree removal is required. The city has indicated that even though the median is city property, the trees are HOA responsibility.

#### Trees/Vegetation Management:

- 8:00 - Waiting for Green belt assessment of designated wetlands as category 1 in 2016, however, it may be re-evaluated by the consultant (Watershed Company) to a category 2 or 3. Knocking this down to category 2 or 3 will carry less restrictions for the maintenance plan and lower HOA costs. \$1100.00 was paid for the wetland assessment.
- 8:06 - Tree trimming guy on hold until we have the assessment report in hand. But he will also be responsible for pruning/cutting a birch tree which is shared with HOA property/lot.
- 8:10 - Once the plan is in place it will be approved for 5 years.

#### ARC

- One request for a new roof approval. Approval form needs to be signed by 3 approvers on the ARC and adjacent neighbors need to acknowledge notification.
- Updates are pending for design guidelines currently posted on HOA website.

#### **Communications and Complaints**

- Email hosting system is old and out of date. The system is free of charge with the exception of the domain name reservation. A couple of messages are getting through, but is generating errors due to full mailboxes.

#### Old Business

- No response regarding solar panels.
- 8:19 - Coyote initiative - USDA was approached by Sky Mountain residents to speak about how to handle the explosion of the Coyotes. We can remind homeowners through the newsletter to not encourage coyote encroachment, keep pets indoors, haze coyotes to limit their comfort with humans, etc. While this is not part of the HOA mandate, no official position will be taken.

#### New Business

- Notes that have been approved need to be posted.
- Need to think about where we can find a Treasurer and book keeper. Possibly a posting on 'NEXT DOOR'.

#### Next Meeting:

- Meeting March 27, 7:30 pm Location: TBD.

*Meeting Adjourned: 8:50 pm*