

Attendees: Kathryn, Shane, Kaylene, Andrew, Matt, Steve

- 1) Review of last month financials. **Approval by committee via email 11/15/2023**
 - a. **Review of budget TY and 2024** / reserve projects for 2023: stairs (3) in progress via Top Dog, gutters (\$6k) ___TBD___ (Earthwork is scheduling with contractor, will include repairs and clean out)
 - i. Other projects: Striping, being addressed by HOA Committee directly, test of process under way to see if paint will hold up, trying this to save money until later date.
 - b. Review of balconies project – update on schedule, discuss additional balconies to phase 1, **assessment fee for 2024** **calculated and approved during meeting as well as dues increase, letter to be sent out in next two weeks**
 - c. Resident will be provided an approval form for work being done on common area in front of residence. New form will be reviewed also at annual meeting
- 2) **Annual Meeting December 12, 2023, 7:00 pm (check in 6:30) – planning for canvassing, letter for HOA dues, letter for Assessment 2024 will be sent out in next two weeks**
 - a. Letters to go out before November 30 (postmark due date for proxy by Wednesday December 6)
 - b. Canvassing of the neighborhood by HOA Committee to take place in December
- 3) Onboarding project for new committee members: Andrew – **Tabled**
- 4) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. - tabled**
- 5) RV Lot audit update (Shane): Sub-committee formed (Curt, Kaveh, Ivan), **they will provide feedback to HOA committee when necessary, conduct quarterly audits**
- 6) Parking/Reserved parking stall update (Shane): **Reserved parking spots will be addressed and awarded at annual meeting**
- 7) Flood control concerns: review status: **Also follow up on deductible notice to owners and review of Board coverage (tabled).**
- 8) Misc.
 - a. Google Fiber, w/Comcast notification, security cameras: **will initiate complementary line for clubhouse in 2024 and install cameras for security as well**
 - b. Painting of limited common area fences, front and back of buildings **tabled**
 - c. Pet projects: plot map at entrance, parking stall signage above snow-tabled, concrete by dog park- Clubhouse interior (paint, pics, fixtures) **tabled**
 - d. E-payment option-**Shane is heading up this project, tabled**
 - e. Trademark name – **tabled**

Approvals outside HOA meeting:

Approval by Board for August financials approved via email 11/15/2023

Attendees:

- 1) Upcoming/remaining projects for the year:
 - a. Discussed progress of the balcony project, notice of upcoming letter outlining second assessment amount and due date, within next two weeks
 - b. Status of the stair project
 - c. Annual Meeting date / time announced (December 12, 2023, at 7:00 pm, check-in at 6:30pm)

- 2) Budget/financial review for year:
 - a. Notice for assessment for second phase of balcony project to be sent out before December
 - b. Notice of dues increase of 5% for 2024 has been discussed

- 3) Community Items:
 - a. Reminder for cleaning up dog waste will be put in the Quacker
 - b. Reminder about cats and pets to be leashed at all times to be put in the Quacker
 - c. Discussed work order list for balconies and ongoing process for determining balcony priority
 - d. HOA Committee will address balcony concerns of scheduled balconies to prioritize issues
 - e. Short term rentals only 6 months or longer, no AirBnB or Vrbo allowed
 - i. Discussion about percentage of rentals allowed throughout the neighborhood as rule change (possible Annual Meeting item)

- 4) Meeting adjourned at 8:00 pm