



# Caribou Creek Estates Homeowners Association

August 4, 2019

## August Board of Directors Meeting

1. **Call to Order** 202 PM
2. **Roll Call**
  - a. **Present:** Arens, Fortun, Vargo
  - b. **Absent:** Shannon
3. **Approval of Agenda** Approved
  - a. **Financials**
    - i. **HOA** All bills are paid current (1 bill for \$400 is in transit) and account balances were provided for checking and savings. 8 co-owners in grace period for 2019-20 (8/15), 2 outstanding for prior year and will move to foreclosure if not paid in full as per by-laws (30,60 90 late fees first). Approved
    - ii. **Sewer** All bills are paid current and account balances were provided. 20 Co-owners dues are awaiting payment and have until 8/30. Approved
    - iii. **Budgets** Both HOA and Sewer budgets were presented and approved for release to AGM.
    - iv. **Issues/Outstanding Debts** 50 of 69 Co-owners are moved to electronic options for billing. Those who do not, will receive additional fees for mailings, etc.
  - b. **AGM** Set for Sept 16, 2019 TBD location (township hall, library, Dublin Center) 700 PM start
  - c. **Elections** Posting for elections will be done 8/4/19. Close on 8/18/19. Ballots released 8/20/19. Results published at AGM.
    - i. **Fortun is up in 2019**
    - ii. **Shannon is up in 2019**
    - iii. **Vacant Seat**
    - iv. **Arens and Vargo up in 2020**
  - d. **Front Entrance Issue** Trees are two types and the Bradford Pears continue to break in wind storms. Garza Landscaping took down 4 worst ones. Not sure what to do as of yet. Tabled for September.
  - e. **New Business**
    - i. **Denali Concern** Potential homeowners are not excited about the safety issues with White Lake road in end of yard. Kids or animals have easy access to the road with deadly results. Asking for possible solutions via rear fence that is covered with landscaping so it is not a visual issue from front or side yards. Approved

- ii. **Electronic Communication** All co-owners who are not registered via electronic mail will be subjected to a \$25 additional yearly fee to cover the additional costs.
- iii. **Additional?**
  - 1. **Vacant lots issues** Co-owners are concerned about the safety and appearance of overgrown vacant lots. Board will reach out to Co-Owners to have them address the issues.
  - 2. **Street Parking/roads** By-laws state no street parking but as RCOC has control over the roads the board is unsure how to proceed. However, the board is requesting that you don't park in dangerous areas (near neighbors driveways, curves, etc) and to maintain a safe speed in the subdivision.
  - 3. **Dogs and Waste** Need to remind residents to pick up after their pets when they are walked
- 4. **Approval of Minutes from 8/2018 meeting** Approved
- 5. **Comments**
- 6. **Adjournment 248 PM**

Submitted,

**CCE Homeowner Association Board**