

Board of Directors meeting via Zoom

Attendance: Donna Grauer, Wendy Jonon, Amanda Gaube

Call to order at 7:05pm

1. Approved agenda for January 10, 2023

2. Approved minutes from Oct 1 2022 Virtual Board Meeting

3. Financial Report

a. 2022 Financial Reports

- Profit of \$2,800 dollars by end of year compared with budgeted \$5.7K profit.
- Variance was common area landscaping - Greenscape billings
- Beginning of year \$18,000 in the bank

b. Accounts Receivable Review

- Everything was good at end of December
- All homeowners have paid up by end of year

c. Discuss 2023 Budgets and Finances

- Need to discuss that HOA will have negative budget due to the cost of landscaping
- Next steps- Wendy is building a plan for remedying

4. Common Area Maintenance Update from Wendy

- Wendy met with Mike, landscaper, due to questions around landscaping. Price increases with labor, material, and additional pick up with leaves.
- New landscape estimate \$12,697 - We're \$3,000 dollars more than in the past
 - **Next Steps:** Wendy will talk with Mike about weed treatment and estimates
 - Wendy to meet with Mike in April to start the monthly conversation for the landscaping plan the rest of the year
- Discussed 2023 Estimate
 - 1) Fertilizing: Consider only fertilizing once in the Spring rather than both spring and fall.
 - 2) Weed Treatment: Discussed this and need to follow up if we want 1 or 2 treatments
 - 3) Aerate: Recommended to do in Fall, good for water retention and roots growing deeper
 - 4) Trimming/Removing of branches/debris - this is a labor rate and is fluid if it happens it would be one off
 - 5) Mid Summer/Early Fall conversation for Wendy: We could look at cutting back the number of cuts, times per week, this could help with cutting back on overall mows and ground maintenance if need be.

- **Next Steps:** Wendy and Anne to meet to discuss next steps with Ken, arborist, and the plans for trimming schedule.

5. [Required Policies](#)

- Reviewed the new 9 required policies

6. [Homeowner Survey Committee](#)

- Reviewed the draft homeowner survey and discussed that the survey lacked context and was a lot for the general homeowner
- **Next Steps:** Wendy, Donna and Amanda discussed reviewing the [proposed Rules and Regulations that Carl](#) created to try to create common sense rules/regulations for the association.

7. Update on Homeowner Correspondence and Concerns Short Term rental correspondence with Dibbs and Hogg Property sales/owner changes

- As far as the board knows, Dibbs acknowledged that she is only offering month long rentals
- **Next Steps:** Donna will follow up with Hogg and put him notice that he is not in compliance with short term rental

8. Other Business

- Wendy brought up possibility of a sending letter of encroachments to acknowledge to make selling of properties easier and more clear for buyers/sellers
 - **Next Steps:** Donna to ask Ellen sends correspondence to Board about change of ownership to stay ahead
 - **Next Steps:** Wendy to get example letter of encroachments from HOA in Blue Lake

9. Next Meeting

- February 9, 2023 at 7pm
- Board will work asynchronously and determine if meeting is needed in February

10. Adjournment at 8:44pm