

The minutes of the Highland Meadow Association Annual Meeting Minutes
November 15, 2014

Water Board decree:

Water Board Members would like to note that they are attending the meeting not in the capacity of water board members, only as HOA members.

Call to order

Meeting was called to order at 3:18 November 15th 2014

Introductions: List of Attendees: Gene & Becky Tomlinson, Mary & Gary Probst, Barbara Thomas, Candace Winkle, Nancy & Dick Savidge, Gary Schlessman, Mary Hart, Mark & Georgina Miller

Quorum

10 members are required for a quorum. There were 10 lot owners present with two proxies from owners of lots 16 & 18 giving their proxy to the Board of Directors for a total of 12 lot owners. Homeowners are reminded that if they provide a proxy to a specific lot owner and that person does not attend the meeting, that proxy is invalid and not counted.

Agenda and Proxy for 2014 Highland Meadows Association Meeting was sent via e-mail to each owners last known electronic address, as agreed upon in the 2012 annual meeting.

2013 Minutes – please see our website hmhoa.me to review minutes

Motion to approve 2013 minutes by Gary Schlessman

2nd by Candace Winkle

Motion passed unanimously

Treasure report- Candace Winkle

Budget vs. Actual

Motion to approve, Treasure report as Candace Winkle presented, by Nancy Savidge

Motion 2nd by Gary Probst

Motion passed unanimously

Secretary: Emphasized the importance of all homeowners to keep the HOA informed of their current mailing and e-mail address, and telephone number.

a. Thank you to: Gary Schlessman and Gene Tomlinson for spraying Open Space area for thistles and noxious daisies, Warren Hancock for maintaining and updating the web site, Dave Flanigan for maintaining mailbox locks.

b. Noxious Weeds- This past summer the noxious daisies were starting to take over entire areas of our subdivision, especially the upper lots. Lot owners are responsible for controlling these weeds. Nancy Savidge has a five gallon back pack with a manual pump sprayer that works great for killing the weeds. Nancy thinks the county has a letter that the HOA can distribute to HOA members regarding the importance of weed control.

c. Sewer repair on Gold Piece- it was hit by snow plow, and needs repair in the spring.

d. Tax exempt status for open space- Warren is working with Ron Carlson the attorney that was involved in the development of our sub-division. We may need a new deed on open space, change the wording in the current PUD, and revise our Declaration of Protective Covenants.

e. Status of revising our legal documents- start with the bylaws. This is an ongoing project that has been stalled for some time.

f. Snow plow contractor and discussion of snow removal- the current bid is more expensive than last year but the contractor is able operate the heavy equipment for snow removal himself, and he will schedule when needed. Gene Tomlinson emphasized the perennial problems with snow removal in that the lot owners sometimes clear their driveway and parking areas by pushing snow into the areas that are reserved for the contracted snow plow operator that is plowing our streets and the T area at the end

of the street. When each owner removes the snow from his driveway he should visualize that there is a fence at the end of the driveway and he cannot put one snowflake on the other side of the fence, because that area belongs to the snowplow operator. Likewise, the snowplow operator should not push any snow into your driveway or parking area. Everyone needs to co-exist as best they can in plowing and removing snow.

g. Status of Alpensee Water District- the computer program that runs the system is outdated. Getting bids to upgrade. In case of flood there is a specially programmed source code (that needs to be run manually since the computer program is outdated?). With the restructuring of the AWD fees; the district is \$5000 ahead in one year. HOA members voiced concerns about the air in the water. The jockey pump was fired during the flood. AWD contact info is on the HM website

New Business:

a. Open positions: Gene Tomlinson, Warren Hancock, and Barbara Thomas

Nominations for Current Board members to remain

Motioned by Mary Hart

2nd by Gary Probst

b. Entrance sign- Mary Hart will donate her time and design 3-4 options with varying price ranges for HOA members to review. This is a future project that some members would like to see in order to enhance our sub-division, especially since our current sign is buried in the snow for 4-6 months of the year.

c. Members raised questions concerning the street light at the entrance to Jarrel Drive. It appears that it goes on and off almost as if it was on a sensor or motion detector. Association will check with road and bridge on fixing the light.

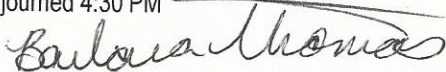
d. Highland Meadows has great members and we would like to get together socially. Tentative date for neighborhood party July 3rd 2015. Gary and Mary Probst have volunteered to host the get together at their house.

Motion to adjourn meeting by Nancy Savidge

2nd Mark Loury

Motion passed unanimously

Meeting adjourned 4:30 PM



Highland Meadows HOA Budget vs. Actual 2014

	Budget 2014	Actual (to date) 2014	Projected 2014	Difference
cash as of 1/1/2014	10538.92	9715.81		-823.11
Actual Expenses				0
Snowplowing	5000	6075	1900	2975 Actual to date = 4450 plowing + 1625 snow removal
Property tax (open space)	600	523.93		-76.07
Office supplies, web site, postage, etc.	90	238.63		148.63 New Quickbooks, old version not supported with new operating systems
Insurance	625	625		0
Licensing/permits	10	10		0
Weed control	200	0		-200
Contingency	1500			-1500
Road repairs	0	0		0
				0
Total expenses 2014	8025	7472.56	1900	1347.56
				0
Income				0
Homeowner Fees	12000	12019.11		19.11
Mailbox key deposits	0	0		0
Total income 2014	12000	12019.11		19.11
				0
				0
Cash on hand end of 2014	14513.92	14262.36	12362.36	2151.56

Highland Meadows HOA proposed 2015 budget

<u>Assets</u>		<u>Projected Liabilities</u>	
2014			
Checking (as of 9/13/2014)	14262.36	Snowplowing	1900
Receivables due	0		
Total Current Assets	14262.36	Total projected liabilities 2014	1900
Projected Cash on hand end of 2014	12362.36		

2015			
cash on hand 1/01/15	12362.36	Snow removal	6000
HOA Dues 2015	12000	Property tax (open space)	600
		Office supplies, web site, postage, etc.	200
		Insurance	625
		Licensing/permits	10
		Weed control	200
		Contingency	2000
Total Projected Assets	24362.36	Total Projected Liabilities 2015	9635
Funds available for projects/road repair in 2015	14727.36		

snowplowing & removal costs for 2013/2014 season were approximately \$1280/month