

Cogway Townhomes Owners Association

6 April, 2022 Meeting Minutes

Attendees:

Matt Tucker
Trevor and Holly Becker
Joe Flynn and Jill Suarez
Ron and Sue Batzel
Ranier Raqueno
Michael Smith

Ron Batzel (RB) chairs meeting.

RB opens with agenda.

DISCUSSIONS:

- Matt Tucker (Treasurer) provided an overview of HOA financials and is tasked to conduct a capital study to properly predict future HOA finances. Proposed requirements for HOA spending and deliberates needs versus wants.
- Deliberation on full service versus self service HOA. Full service HOA will increase HOA dues while self service HOA will maintain dues to a certain extent.
- Process for work approval were discussed. It was approved that a text or email to expedite work is allowed so long as the work and cost are in line with the HOA budget.
- A flat rate versus an hour rate for work using community manpower was discussed with a flat rate for snow removal was approved.
- Weeding/ lawn maintenance for the community by Joe Flynn and Jill Juarez was approved

KEY DECISIONS

- New HOA Board Members
 - President: Joe Flynn
 - Vice President: Michael Simmons
 - Secretary: Ranier Raqueno
 - Treasurer: Matt Tucker (incumbent)
- Proposed Budget Approved
- Dues maintained at \$250 a month was approved
- Trevor Becker's proposal to limit Cogway Townhomes rentals to one failed to pass
- Trevor Becker's proposal to change HOA voting to pass with 66% (4 out of 6 votes) failed to pass
- Plaintiff confidentiality for official complaints to the HOA was approved

ACTION ITEMS:

- Provide a Capitol Reserve Study to ensure HOA is appropriately funded (Action: Matt Tucker)
- Pest Control Quote for HOA (Action: Ranier Raqueno)
- Process for HOA changes (convents, budget changes, spending request, etc) template (Action: Ranier Raqueno)