

CRUCE LAKE HOA MINUTES MARCH 2021

March 9, 2021 @ 7:08 PM (first meeting of 2021 due to covid)

In attendance: William Gee, Lisa Gee, Kim Bjork, Brett Abee, Ken Johnson, Jim Corredor, Courtney Brown by phone, Chris and Connie Hamlet

LAWN care for the common area- previous company just stopped coming. William obtained prices... \$205 Spring Green per treatment, Perfectly Green \$179 per treatment. Perfectly agreed to do ground treatment and recommended the area be aeriated, they quoted that at \$940.00. Board decided we would rent one and do it ourself for a fraction of the price.

Roofing of the land Gazebo, we have 2 quotes, pending a third from Gary Smith Roofing. 1st quote Roughly \$3200, Roof Ology \$6000. Will revisit this again once we have the 3rd quote, scheduling will be determined based on budget.

Reviewed convents, and the violations that the board has either discovered or been made aware of. We agreed that we need additional processes in place to monitor the ACC violations, including additional members to assist Brett in monitoring so that violations will be addressed timely.

- Send letter, include a photo and include the covenant which addresses the specific violation. Allow 30 days for the correction from the date the letter is sent. Have violations sent the same day of the month, this will allow us to systematically track violations and remove them once corrected.
- Once violations are corrected, send thank you letter.
- If violation has not been corrected, send new letter advising there will be a daily fine of \$25.00 per day until the violation is corrected. (This fine can be tacked onto the annual dues invoice or we can bill prior to the annual dues).
- Confirm our collection agent can incorporate this into collections if owner does not respond to the invoice. Can we pay the cost of lien to place a lien on the property?
- Third letter before fine is imposed would need to be sent certified.
- Need volunteers to ride the neighborhood monthly to document violations and report back to Brett. Courtney and Lisa have volunteered to take on this responsibility between the **1-10th of the month**.
- Letters for violations will be sent out on the **15th of the month**. If violations are not corrected a second letter will be sent the following month, the second letter states they have 10 more days to correct. Repeat offenders get 5 days to correct. Final letter is written on the 41st day with 5 additional days to correct – the fees of \$25.00 per day from day 31 will be assessed – which would be **\$375**. If there is a MAJOR violation like re-painting a home if the owner comes to the ACC board with a plan or commitment when the home will be painted, we as the board will accommodate that, communication is key.

ACC violations: we concur we had been lax in 2020, in part we inherited some violations when this board was voted in and in that we all have personal responsibilities and often arrive home after dark. Doug Irwin brought a list of violations to William, which we reviewed. Several require immediate letters and Brett will ensure those are sent out.

Votes were counted, we did have a quorum the election was valid for 2021. Votes were accepted - HOA Offices were nominated, voted and approved. The results of the appointments are listed below:

Brett 1st offices remain and Kim seconded it – all members agreed.

President
Vice President
ACC Chair
Treasurer

William Gee
Chris Hamlet
Brett Abee
Kim Bjork

Secretary
Neighborhood Watch
Board member
Board member
Board member

Connie Hamlet
Jim Corredor
Lisa Gee
Ken Johnson
Courtney Brown

Budget 2021

As of Friday March 5th, there are 21 unpaid dues out of 70 lots. (19 current 2 that are in collections)

We have received several payments from the collection agent, 1 resident is paid up and the other is making payments.

The 25% cost of collections from 2020 dues will be included in the 2021 invoices.

Treasurer has received notification that there is a resident in chapter 13....the plan has been approved, Kim will send a letter stating we have not been included to protect the HOA's rights to collect dues.

Lights at the gazebo, need to be re-evaluated due to the cost. Lights will be replaced with LED eventually - we will get a quote from LJ.

Meeting adjourned @ 9:18 PM