

# **CRUCE LAKE HOA MINUTES APRIL**

**April 28, 2022 @ 7:11 PM**

**In attendance: William Gee, Lisa Gee, Kim Bjork, Brett Abee, Courtney Brown, Ken Johnson, Chris and Connie Hamlet**

<b>President</b>	<b>William Gee</b>
<b>Vice President</b>	<b>Chris Hamlet</b>
<b>ACC Chair</b>	<b>Brett Abee</b>
<b>Treasurer</b>	<b>Kim Bjork</b>
<b>Secretary</b>	<b>Connie Hamlet</b>
<b>Neighborhood Watch</b>	<b>vacant</b>
<b>Board member</b>	<b>Lisa Gee</b>
<b>Board member</b>	<b>Ken Johnson</b>
<b>Board member</b>	<b>Courtney Brown</b>
<b>Board member</b>	<b>Stacey Thacker</b>

- Most of current board members are retiring at the end of this year, members will attempt to recruit their replacement.
- Courtney and Stacey will work on scheduling events for the year of 2022.

## **Treasurer update:**

- Paypal, will not verify HOA as a business because we have a PO box verses a physical address. As such, we will not be able to offer online payment as an option for dues.
- 2022 Dues were sent out the end of January - 60-day notices will be going out first week of May.
- Deaton and Woody still are unpaid for 2021 dues – those are the only 2 residents that have not paid prior year's dues. Kim has not received updates from the collections company, she will follow up.
- 5 residents have not paid the 2022 dues, Deaton and Woody are in collections for 2021, additionally Olaries, Moore, LaManque.
- Tax return are complete and mailed.
- 4 homes sold this year, we are now charging \$100.00 for closing letters. HOA collected \$250.00 this year and \$800.00 in initiation fees.
- There are 3 properties in the sub division that are rentals. The covenants do not address the # or % of rentals allowed in the HOA. We briefly discussed adding something, but we would have to hire an attorney to do so, this topic was tabled.
- Annual dues have not been increased in 5 years, therefore at the end of 2022, board will consider an increase to accommodate the cost of inflation for post box, electricity etc.

## **ACC update:**

- Residents are noticing we are having issues with some driving too fast, will add this to our newsletter. We discussed speed bumps but it was voted down, may consider ordering signs noting to slow down children at play. Kim will reach out to the owner of the rental to inform them that HOA is getting complaints regarding speed.
- Resident in back of the neighborhood built a front structure without HOA approval, this is being addressed.
- A letter will be sent to the resident with the disabled / wrecked vehicle parked in the driveway.

## **General HOA topics:**

- We have 1 current dock quote; members will reach out to the companies that quoted us in 2016 for a more current quote.  
Replacement of the dock – will obtain quotes for two different type docs. Will set a vote for residents to make decision on final choice. Suggestion is floating verses fixed and the use of Tekdeck material for the actual decking. William, Chris and Brett will each obtain a quote.
- Will need to re-address roof quotes to have the roof replaced on the land gazebo. The quotes we have ranges from 4500 – 6000, no decision has been made at this time. A decision will be made and acted on, no later than **6/1/2022**.  
We have **\$3,500.00** in the fund now for repairs, we do have an ER fund available to make up the difference in the roof repairs. However, we may need to consider dues increase next year and or a special assessment.
- Sprinkler pipe by the dock is broken, when the sprinklers are running, we will need to obtain quote for repairs. William will look at it – if it's a simple fix he and or Chris will attempt repairs, if not we will have someone come out to quote repair.
- 5 year plan for the Gazebo ends 2022 ....at the end of 2022 there will be \$48,000 - \$50,000 for the Gazebo replacement.
- It was noticed there are weeds in the pine straw, we will ask if Perfectly Green can spray those weeds.
- HOA will send the spring newsletter in the next week or so.

Meeting adjourned @ 8:17 PM