

Annual HOA Meeting 2.7.2023

Tuesday, February 7, 2023 6:46 PM

Trustees Present: Andrew Miller, Scott Beaverson, Trina Fulton, Tom DeHaven

Officers Present: Andrew Miller, Scott Beaverson, Tom DeHaven, Adam Franklin

The meeting was called to order at 7:02pm. A quorum was present.

First item was Chuck Hoecherl from Monclova to give everyone an update on the township. Fire/EMS levy renewal and increase was on ballot and approved in general election. Township has hired 9 new folks for the township which has allowed for a full-time model vs part-time, increasing the service for the township. A new ladder firetruck is also on order to replace the 25 year old truck. The township also repaved most of our development and the plan is to repave 3 miles of road every year which would put the roads on a 20 year rotation. Also made additional improvements to the park such as sled hill, walking trail and pickle ball courts. New roundabouts will be coming to the area in 2024.

Second item was review and approval of the minutes from annual HOA meetings in 2021 and 2022. Motion was made to approve 2021 minutes, seconded and approved by the members. Motion was made to approve 2022 minutes, seconded and approved by the members.

Third agenda item was the review of the 2022 budget. There was little snow and no block that year which resulted in about a spend of \$5,000 less than the budget expected. We transferred into the reserve just about the amount budgeted and part of that fund was used to install the aerator in the small pond. The 2023 budget close to the 2022 with some slight increases to costs across the board due to inflation. We plan to transfer roughly \$13,000 into the reserve fund and will those funds to do additional pond maintenance including fixing the dry pond. The county should be covering all or most of the cost with Crimson Hollow covering any cost over what the county will cover. The second maintenance will be an additional aerator in a pond to prevent dirty water from impacting the pond that the aerator was placed in this past year.

Question about the property management budget item going away was asked and Scott reviewed the ReMax deal that went away in summer of last year. Second question about the water utility cost with Scott answering that we received a \$700 credit from the utility company and still have about \$100 in credit remaining that is currently covering our utility cost.

Fourth item was review of the deed enforcement standards. Andrew reviewed the process with the members regarding how an infraction will be enforced. We cannot fine residents, the only thing we can do is sue which is what we will start doing to enforce the deed restrictions. Question was asked about the trees, Scott will post the link from the county about trees that are allowed. We will also post a link about mailboxes and how those can be replaced to match with the deed restrictions.

Fifth agenda item was trustee elections. There are currently 4 residents on the ballot for trustee. Andrew explained the process of trustees and officers. Those 4 residents are Scott Beaverson, Trina Fulton, Tom DeHaven and Adam Franklin. Members voted for trustees and those 4 were elected. Those trustees will appoint the officers for the next year.

Sixth agenda was an update on the dry pond fix. Scott reviewed the pond work that we are trying to get down by the county. The county is meeting with a contractor soon to get a bid for the work to be done by the end of spring. As mentioned previously, the HOA will cover the cost above what the county will provide. This work needs to be done to fix the water retention issue, fix the erosion problem and also

eliminate the smell.

Seventh item were volunteers for garage sale and block party. We have been having difficulties getting volunteers to coordinate these events. Without volunteers, the HOA will no longer sponsor these events. These events are typically popular for residents to participate; however, we will need volunteers to coordinate going forward.

A proposed idea was the support residents that have local businesses to give them a day to post about their business on the HOA Facebook page. Scott mentioned that we can post on the HOA website as well.

With no further questions, it was motioned to adjourn the meeting, seconded and approved by the residents. Meeting adjourned at 7:47pm.