

# Meeting Title | MINUTES

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Meeting date | time *April 14, 2021 | 6pm* | Meeting location *Zoom*

Meeting called by      Larry Hamilton

Type of meeting        HOA

Facilitator              Larry Hamilton

Note taker              Mark Zerbach

Timekeeper            Name

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## AGENDA TOPICS

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Time allotted | *5min* | Introduction of New Board/Arc Members | Presenter *Larry*

### **Intro to new Board of Directors:**

President – Larry Hamilton

Secretary – Mark Zerbach

Treasurer – Stephanie Moore

Board Member – Ryan Hendrickson

Board Member LaVerne Brabant

Larry and Mark are new to the board replacing Mark Uhart and Shelly Bauserman.

### **Architectural Review Committee members:**

James Moore – Chairman

Mark Uhart – Secretary

Paula Hamilton – Arc Member

Richard Wood – Arc Member

James Bauserman – Arc Member

James, Mark, Richard and James are new to the Arc committee replacing Richard Wenger, Shelly Bauserman, Ken Youker and Mark Johnson.

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Time allotted | 5min | Agenda topic **Prior Minutes Approval** | Presenter *Larry*

Larry asked for a motion to approve the February Minutes. LaVerne made the motion for approval and James seconded. Minutes were approved.

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Time allotted | 10min | Agenda topic **Budget/Financial Report** | Presenter *Stephanie/Larry*

Stephanie reported the following:

- Business account currently at \$37,840.05
- Reserve Fund: \$28,502.89
- Road Damage Deposit is at \$3002.97

Stephanie asked for a motion to approve Q1 invoice from Phase 1 for \$215.16. Larry moved to approve, and LaVerne seconded the motion.

Larry showed a quick overview of the 2021 Budget:

- Annual Assessment increase from \$660 to \$725
- Funding set aside for 2" overlay of Dave's View Phase 1 in 2025 at \$1.75/sq. ft.
- \$12,000.00 allocated for cut-ups and asphalt repair for Phases 2 & 3
- \$6,000.00 allocated for maintenance of the bio-swale pond
- \$37,800 placed in Reserve Fund for future road maintenance
- Operational balance at the end of 2021 will be \$1,258

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Time allotted | 10min | Agenda topic **ARC Chair** | Presenter *Larry*

James Moore is our new ARC Chair

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Time allotted | 5min | Agenda topic **Neighborhood Watch** | Presenter *Larry*

We've had recent activity where people are stealing things from the homes that are under construction. We all need to keep an eye open for strange vehicles or suspicious activity and bring it to the Board's attention or call 911.

We need to know who we are and then we will know when something is different. If you do see someone you think is suspicious don't put yourself in danger.

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Time allotted | 10min | Agenda topic **New Lot Owners and Construction** | Presenter *Larry*

Under construction:

- Lot 37
- Lot 47
- Lot 50, 51, 57
- Lot 56
- Lot 58

ARC Submittals:

- Lot 46
- Lot 77
- Lot 78

Sales / Pending

- Lot 79 – For Sale
- Lot 75 – Sale Pending

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Time allotted | 20min | Agenda topic **Road Maintenance Planning** | Presenter *Larry*

Larry proposed assigning a Road Committee to address the current problems and the quick needs of the roads. We are looking for volunteers to fill about three positions. Mark Uhart is a great resource and will provide some of the historical data.

Mark spoke up and would like to be on the committee.

Lydia spoke about material costs are very high right now.

Larry talked about getting the committee together to determine the cost and strategic areas we need to address first.

Larry will talk with Mark Uhart and Lydia after the meeting about forming this Road Committee.

Garry Caudill volunteered to cut the asphalt, and volunteered to join the road committee.

Larry will take point on forming the committee and will 3 to 4 people interested in joining the committee.

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Time allotted | 5min | Agenda topic **Compliance Violations** | Presenter *Larry*

If you don't understand what is in the HOA please reach out to the board or the ARC committee for help. We don't want to be the bad guys.

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Time allotted | 20min | Agenda topic **Round Table** | Presenter *Larry*

**LaVerne:** We are in a great building boom and resources are really tight out there

**Shelly:** Shelly is working on a committee news-letter. Larry wants to get Rich to help build a website – Rich agrees to do that. Larry: We want to have some fun in the neighborhood and Shelly is helping with that.

**Bill Peterkin:** Has a landscaper picked and will get with ARC committee to show plans?

**Gary Caudill:** With all the problems we have been having with the construction sites and break ins -Is there any chance to get some gates work done?

Larry responded: It has been brought up and is a priority – we need to cost it. But the roads are our priority. We do have a gate but need to cost out what it would take to get it up and working.

**Mark Uhart:** Steve Linder offered to cut up the asphalt and dig down through the clay. Are we interested? We would have to provide some manual labor. About 2/3 of the cost to repair the road is the cutting of the asphalt and scraping down to remove the clay. We would all need to help if we agreed to do it this way.

Larry responded that is a good idea and we should let the road committee decide what to do.

Site Security: When the ARC committee approves site building, we should recommend that they add a critter camera or add it to the builder's responsibility. Site security is a Lot owners' responsibility.

Brush hogging – Jerry Lamar has done it up here before - Let him know if you are interested.

**Judy:** What's the status of the gate? We would like to know what the cost would be to get it installed and the electrical cost per month. Why was it taken off the table before?

Mark Uhart responded: We'd need to bring in a transformer for power, need a motor, some system to open the gate. Recommended we wait for when most of the construction is done – because of the construction crews coming and going. Cost would be about \$10,00.00 to \$12,000.00 to get installed.

There was previously talk about moving the gate down to phase one. *Let's let the road committee address this.*

Larry will talk to the President of Phase 1 about their interest in moving the gate down to the entrance into the neighborhood.

**Jim:** Steve commented that the gate needs to be moved to fully close. We would need a new gate – better reason to see if Phase 1 is interested.

**Shelly:** If you have anything you would like to add into the Newsletter, please let Larry / Shelly know.

**Larry:** We are recording this so we will have it for history. Remember this Friday, April 16<sup>th</sup> there is a meet and greet in the cul-de-sac at 6:00.

Group comments were made that Larry did a great job.

**Meeting Adjourned: 6:59pm**

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