

April 29, 2022 board meeting | MINUTES

April 29, 2022 | 5:30 | Meeting location Zoom Mtg.

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|-------------------|----------------|----------------|
| Meeting called by | Larry Hamilton | Stephanie |
| Type of meeting | Board Meeting | Ryan |
| Facilitator | | Mark U. |
| Note taker | Mark Zerbach | Jim and Shelly |
| Timekeeper | | Gerry |
| | | Bill and Tracy |

Meeting minutes from the previous meeting were presented and approved at the start of this meeting.

AGENDA TOPICS

Greet new lot owners | Presenter Larry

2022 Budget review | Presenter Stephanie

Business account: \$ 37,100.38

Reserve Account: 4,939.87

Road Fund: \$2.62

Looking Forward 2022 Topic | Presenter Larry

Maintenance Committee: Committee to continue long term plans for improving the roads and explore adding 25 MPH signs on road.

Property Maintenance: We want to make sure we are all striving to maintain our property on a regular basis to keep our community beautiful.

Remove over growth from access roads.

Bio Swale management. We had a company come up and mow around the exterior of the bio swale fencing and a few of us went inside and started to remove the tress and black berries t see what it would take to clean this up. We will continue to work on this to ensure it remains an effective bio swale.

Community Entrance Gate: It was discussed about adding a gate at the entrance into the neighborhood. Larry will discuss with Phase 1 board and see if we can work together to accomplish this. He would also let all the home owners know what the proposal would be and get their feedback prior to doing anything.

Next Road Repairs: The corner with the concrete patch will be our next area of interest.

Community Care: We want to form 5 committees along with the board to help build our community and ensure we all enjoy living here. The proposed and existing committees are:

ARC – Architectural Review Committee – Exists

Road Maintenance – Exists

Property Maintenance and Compliance - Proposed

Safety and Security – Proposed

AND LAST, BUT THE MOST FUN – Community and Social Events – Proposed.

If you are interested in joining any of these committees, including the board please contact Larry Hamilton.

New Board Member opportunity: We are looking for anew board member. We would like to thank LaVerne for his service and wish him the very best. If you are interested in helping as a board member please contact Larry Hamilton.

Community Website: The site is up and running. Please check it out and help us make it a great tool for our community. The site is located at davesviewphase2and3.godaddy.com

Assessments:

We want to define our current yearly assessments to help eliminate any confusion. Here they are:

Yearly Assessment: Annual HOA dues are \$725.00 per lot and need to be paid in full by January 15th every year.

Special Assessment: A five-year special assessment was approved in 2019 and runs to June 15th of 2024. This assessment is \$600.00 per year and must be paid in full by June 15th each year through 2024. This assessment is to help us repair our roads.

Questions and comments:

Phase 1 is seeing some criminal activity lately; is there a way we can alert each other if we see something suspicious going on? After some discussion Ryan and Shelly volunteered to look into an app called Signal that may work for us. We will let you know once they have reviewed this app.

It was brought up that we need to post some 25 mph signs on the roads to help slow some down in the neighborhood.

A discussion around repairing the road – on the corner where the concrete patch is – we want to make sure we repair it in a way that it won't just reappear. Gerry proposed that he has a company come up and take a look into it and provide us with a quote to repair it. We agreed and he is moving forward.

Meeting was adjourned: time of meeting 58 minutes
Action items

Person responsible Deadline

| | |
|---|-------------------|
| Check into the app. Signal | Ryan and Shelly |
| Get a quote for road repair at the mentioned corner | Gerry |
| Still needed to complete: | |
| Define committee missions | Larry and Mark Z. |
| Distribute the details to all property owners | Larry and Mark Z. |

Approved: 12/7/2022

| Name | Approve | Reject |
|------------------|---------|--------|
| Stephanie Moore | X | |
| Mark Zerbach | X | |
| Larry Hamilton | X | |
| Ryan Hendrickson | X | |