

March 4, 2025 Daves View at Martins Bluff HOA Board Meeting Minutes

Present: Sean Stienebach, Garrie Caudill, George Bazarko, Mark and Gloria Uhart, Mike Booker, Lydia Work, Jim and Stephanie Moore, Ken and Debbie Yueker, Bill Peterkin, Rich Wood, Jim Buaserman, Todd and Jan Rush

Present Via Zoom: Marla Christiansen, Ryan Hendrickson, Karen Bell

Meeting Called to order by Sean Steinebach

January 2024 Metting Minutes approved. February Meeting minutes pending corrections.

Survey review by Stephanie Moore

- 35% response rate.
- 65 questions was a lot. Suggest to refine questions to a lesser number.
- 33% satisfaction with our HOA
- Top issues were road maintenance, safety, community culture, rule enforcement, and communication
- Call for a comprehensive plan for road maintenance
- Strong desire for a functional gate to enhance security
- Concern about speeding and blind corners
- Better communication regarding safety alerts and updates
- Some homeowners are uncomfortable expressing their feelings and concerns with the neighborhood due to a perceived hostile environment
- Concerns about inconsistent rule enforcement. A call for fair and consistent enforcement of the standards. Call for the HOA to take a more proactive approach
- General dissatisfaction of frequency and clarity of communication
- Stephanie Moore was concerned about confidentiality of the survey as there were IP addresses tied to the response

Ash County Property update

- Ash County Properties has not been in contact with the HOA
- Sean has been working with Lydia on attorney representation
 - \$2500 minimum retainer
 - There has been a couple email correspondences with attorney
 - No decision has been made as to acquiring legal services
 - Sean to send amil to attorney to let them know we are not moving forward at this time

Financial Discussion

- Moved funds between accounts as discussed in the February meeting
- Will create a free-standing account for road construction
- Business Savings account balance: \$9,127.04
- Special Savings account balance: \$130,623.62
- Checking Account balance: \$1,000
- 1 - 2024 \$600 Special Assessment still outstanding
- Discussion on earning a higher interest rate on our money. No decision made.
- 2025 Dues raised to \$795/ year
- Discussion to have a special assessment of \$700 for only one year (2025) to be in line with the 2018 reserve study
- Discussion on having adding line item in the budget for attorney fees or raising the one line item to cover the insurance and attorney fees
- There is not a quorum, therefore we can not vote for the annual budget or special assessment
- Decision to default to the 2024 budget
- Board will work on getting proxies out and scheduling a special meeting to ratify the 2025 budget
- George will be emailing annual assessment invoices. They will be adjusted for anyone that overpaid last year

Board going into executive session

- Purpose to discuss CC&R compliance and violations
- Need to acquire more information for Jim Moore and Larry Hamilton at the next board meeting
- Tabling special assessment until the reserve study is complete.

Meeting Adjourned

Respectfully Submitted,

Garrie Caudill, Secretary

Daves View at Martins Bluff Homeowners Association

