

2024 Annual Meeting

Date: June 10, 2024

Location: Northside Library

Homeowners Present: 20 present, plus 2 via proxy

Call to Order: 6:05 p.m.

HOA Services

- Four Services offered by HOA, Cable/Comcast, Trash Collection, Security and Common Area Maintenance.
- Steve shared an overview of the services offered and benefits of each to the neighborhood, including how security has reduced loitering in the cul-de-sacs and common areas. Common areas work includes tree work and has a budget of around 13,000.

Treasurer Report (Budget & Income/Expense Report)

- Budget
- Susie shared that there are two budgets, one with minor increase due to comcast and other expense increases, with a 2.27% increase that does not require a vote of approval as it is under 5%, the other includes a medium estimate for the cost of a management company, with an increase of 13.64% which would need a vote to approve.
- Susie shared that with Comcast there is an up to 5% annual increase built into the contract and we have one more year of this contract.
- The mgt company would still require a skeleton board to advise and would change how we do business, but estimated cost is \$120 more than other options.
- Susie explained that if we get enough board members we won't need a management company, but most of the board members are at the end of their terms. Some could stay as officers (non-voters) if needed for the transition, even if their term had ended
- Income/Expenses
- Susie shared an overview of the income/expense statement that was available as a handout and will be on the website.
- Susie estimated we'd receive an additional 4k in dues, but also have 15.7k in expenses by the end of the fiscal year June 30, resulting in an estimated checking account balance of 5.4k.
- Steve shared there are ~16 homes that are more egregiously behind dues that we will be following up with.
- A homeowner asked how someone is let to get so far behind. Susie shared that it's arduous, but we did have success, with the help of our attorney, in getting money from a homeowner going through bankruptcy. Steve shared that we do send letters and then have to take them to small claims court, which just registers the debt but doesn't force collection. Homeowner asked if we could cut services, Steve shared that we have taken away garbage collection, but it doesn't work. We can't remove the cable as Comcast won't do that. Another homeowner asked about liens. Steve shared that we have done liens, but it only really applies if they sell their house and liens have expiration dates.

MGT Company

- Steve shared that we researched 3 companies, Cedar Mgt which costs \$12k annually, Association Specialists costing \$17k, and Associa Group the most expensive at \$24k.
- A management company would perform all the functions of a board: pay vendors, collect dues, meet with the board..
- We'd still need a Board President, a person able to review financial reports, and liaisons to the management company - dealing with onsite common area issues, and onsite inspection of maintenance issues and architectural change requests.
- Homeowner pointed out that there may be price increases from year to year like Comcast.
- Susie shared that the new board can decide exactly how much or little they want the mgt company can do.

Board Members

- Steve shared that we need a minimum of around 5 people to join the board.
- There are five new volunteers, Richard, Clay, Emily, Arnaldo and Jamal. Alden shared that he can stay.
- Homeowner asked about what is involved in architectural review, Steve shared that the AR person reviews homeowners change requests, as well as reviewing the houses in the neighborhood and sending maintenance needs.
- Steve called for a vote to approve the five new volunteers and it was unanimously approved.

Bylaws Update

- Steve shared that you can update the bylaws with a quorum, and that the bylaws currently say we have to have 8 board members. Steve proposed an update to the bylaws to allow "5-8 board members" to bring the regulation in line with the actual number of board members we've had in recent years. There was a motion for a vote and the change was approved unanimously.

Impact of Management Company on Dues

- Proposal shared to give the board approval for the higher, 13.4% increase budget amount, should the next board decide to hire a management company
- Susie pointed out that we need to let homeowners know asap what the dues will be
- There was a discussion regarding whether to initially charge the lower of the budget dues with the caveat that the board may need to increase the budget/dues to the higher 13.4% amount if they need to hire a mgt company.
- Homeowner asked if we started with a management company, then decided we didn't need one, would we get our dues back or have them lowered. Steve shared that he didn't see that happening.
- Another homeowner asked about increasing dues at the 5% amount and then changing, but Steve felt it would be too convoluted.
- Homeowner asked if anyone who just volunteered wanted to hire a mgt company. Richard shared that's why he joined the board and does not want a management company, Emily echoed that she doesn't want a management company and wants it to be run locally. Arnaldo also agreed that he does not want a dues increase as expenses continually increase. Clay shared that he is still new and doesn't have an opinion.
- Alden shared that it might help for there to be more information about what each position entails and maybe more people will volunteer.

- Steve gave an overview of the responsibilities of the board.
- Mary shared that architecture and common areas take the most time
- Deb shared that it is difficult to work with homeowners on their architectural needs and can be arduous and feels that there is no teeth/backup for enforcement.
- There was a motion for a vote on the 13.4% increase and a vote was held: 9 voted in favor, 14 voted to oppose the proposal. Motion is defeated. (Note: one homeowner arrived after this was voted on)

Questions/Comments

- Homeowner pointed out that a dog bag dispenser is covered in poison ivy, Steve shared that he would talk to Algerie.
- Homeowner pointed out there are incessant solicitors and Steve shared that she could reach out to the security company and ask them to watch out for it. Susie shared that soliciting is not illegal, but it can't rise to the level of harassment.
- Another homeowner asked about surveying for her backline to put in a fence. Steve shared that he has a rolling measure, but usually lots are 115" back from the road, but he could send the dimensions to her if he emailed her.

Adjourn: 7:12 p.m.

Follow-up post board meeting with those who volunteered to serve on the board

- 7:15
- 5 new board members
 - Clay Hansen
 - Emily Moss
 - Arnaldo Espinosa
 - Jamall Millner
 - Richard White
- 1 new non-voting volunteer
 - Shawn Clouse
- The board stayed and decided on the following positions
 - **President:** Clay Hansen
 - **Vice President:** Arnaldo Espinosa
 - **Treasurer:** Alden Hough
 - **Secretary:** Shawn Clouse (Non-Voting)
 - **Common Areas:** Jamall Millner
 - **Financial Secretary:** Richard White
 - **Architecture:** Emily Moss
- Signers on the HOA bank account will be the President (Clay Hansen), Treasurer (Alden Hough) and Vice President (Arnaldo Espinosa)
- **Next meeting**
 - Monday, June 17th at 1448 Monterey Drive at 6pm