

Sauk Mountain View Estates South HOA Annual Meeting Minutes

January 31, 2013

Old Business

Treasurer's Report

Discussed the budget and the checking account balance currently \$6097.66. Discussed the dues that had been paid for Phase 1-3, and who had paid so far. James discussed briefly what the different Phases were and where they were located. So far 42 out of 96 homeowners have paid their dues for 2013. There are still dues outstanding for several homeowner's from 2012, as well as 2010 and 2011. Those that haven't paid have been sent to collections, but we lose a percentage of each one collected through the collections agency.

We spent a lot of money in 2012 on clearing of much of the common areas that the city has given us the responsibility for maintaining. So there was a lot of the budget that went to Sterling for lawn care, and this clearing of blackberry bushes. James covered where some of the common areas are that we need to maintain. One is a drainage ditch on the golf course where water drains into the storm water detention pond, which is a water hazard on the golf course.

One homeowner raised a question about the dues and when they are due, and we talked about those being paid by a certain date, or we send to collections. This is because we need the money to pay for budgetary items during the year.

New Business

Discussed the officers of the association, and who we need to elect to the board. And we talked about the architectural committee. Right now the only officers were James Norman and Bill Stevens as President and Treasurer. Jenny Nichols is serving as secretary.

Election of Officers was brought up and James asked if anyone was interested in running for election to the board. James talked about the positions he has held since being in the association. Bill has also held the President and Vice President positions. We need to have a vice president and secretary. Bill said we have to let the secretary of state know who is in what positions pretty quick after this meeting. James and Bill assumed their same positions for the coming year, and Jenny Nichols was unable to continue as secretary. No one else volunteered for board positions.

General Discussion

Discussion of some of the cars that are speeding through the neighborhood. We also talked about cars parked in the neighborhood, and who controls parking. The city has that responsibility, but not a lot of parking is enforced. We do have a right through the CCRs to have rules regarding parking, but if it got taken to court, we would probably not prevail, because the parking is public, and, except for parking in front of the mailboxes, which the city did paint red, the rest of the parking is fair game, as it is anywhere else in the city.

Some discussion of when new homes built across Portobello on Arrezo Loop having a homeowner's association, or joining ours. Not sure how that will turn out until homes are built there.

Talked about amending the CCRs and getting that to the attorney so that he could review for us. That didn't happen, but we can still work on that. We have to get a quorum or a majority of homeowner's to really accomplish it. This keeps coming up every year.

Discussed maintaining the upper area in the coming year.

One homeowner brought up getting approval for renters from the board before a home is rented out. That probably would be unlikely. There are more properties that are being bought and rented out.

James went over the process for any changes homeowner's would like to make, and getting approval from the architectural committee by submitting their plans.

James also mentioned the Yahoo forum page that homeowner's can post to.

James mentioned the gravel strip on the side of some of the homes where homeowner's can park an extra car, and those were grandfathered in because they were built with the gravel strips for extra parking.

James also talked about the water that overflows a property on upper Arrezo Dr, and that we need to keep that area clear of blackberries out of the ditch so the water flow will be properly diverted. It is washing gravel down into the homeowner's yard.

Discussion about the damage being done in the common area park on Vecchio and trying to figure out who might be doing that. Some folks talked about getting pictures of whomever is doing it.

