

## Sauk Mountain View Estates HOA meeting

June 11, 2014

### Meeting Minutes

#### **1. Financial statement** - what do we have and where does it go.

- \$100/house x 96 houses is \$9600

Year to date expenses/budget. Landscaping \$6500, Insurance 1100, vecchio fence repair \$300, Mailings 2@\$60 = \$120, brush clearing \$560. This leaves \$1120 IF everyone pays their HOA dues, which they have not. We have \$2100 in outstanding dues (\$2000 by the end of the meeting). Other things being discussed are replacing dead trees, updating park, additional clearing, maintenance/inspection on retention pond. We are not able to maintain things in good condition if the finances continue the way they have. We have 2 options, increase dues, or do some of the work ourselves.

#### **2. Update on neighboring development across Portobello**

-New development across Portobello affects us in 2 possible ways. 1. They share the responsibility and cost of the retention pond. They are also responsible to increase the outflow and "swale" although a date has not been set for when they will do this. 2. They could join our association or form their own. At this point there is no good reason for them joining as there is no maintenance etc for them as they are bare lots. James mentioned it would be wise to have a discussion with them early in the process.

#### **3. Update on Landscaping Company** (who it is and what they actually do)

-We had no contract with our previous landscaping company. We had no record of what they were doing for us, and when. We tried numerous times to contact them, as has the previous board, and even spoke to their crew, but received no response.

We interviewed a few companies and chose Pacific Style. They were our landscaper before Sterling. We now have a specific contract which states exactly what they will be doing, and when. If homeowners are interested in having their lawn done by Pacific Style on the same schedule, then please contact them directly.

#### **4. derelict/empty houses that are not taken care of, and a plan to address this, and homes that are not being taken care of and destructive behavior and a game plan for this**

We have an issue with certain homes not being kept up, and bringing down the neighborhood. Some are vacant, some owner occupied, and some tenant occupied. We can write a letter, but don't have any good way to enforce it, especially in a bank owned scenario.

A lawyer has been consulted (no fees paid yet) and we have a rough draft of a "rules and regulations" document as well as a "collection policy for delinquent assessments". This would allow us to be transparent, consistent, and to levy fines and file liens when not paid. Cost to get these drawn up roughly: collection policy \$200, fine policy \$300, and rules and regulations \$225/hour.

We would not need a quorum to do this, as the declaration allows the board to adopt these rules.

A committee of volunteers was formed to come up with some clear rules for the development, that we will then adopt and be able to enforce.

**5. Architecture committee** - we need a clear committee especially as we get to the age that houses will need painting, etc. At the meeting a committee was formed. IT was brought up that the committee must return requests in a timely manner. IT was also brought up that we need to be clear on what things are “maintenance” and what needs approval of the committee so there is no confusion.

**6. Park/work Committee.** It would be good to have people in charge of organizing a work committee, to clean the neighborhood, clear blackberries, stain public fences, etc. They could also look into possible funding to improve the public areas and make them more “kid friendly”. A park committee was formed. It was discussed that it would be good if there were small subcommittees for the various areas (eg – vecchio park committee that lives in Vecchio)

**7.. Dues** – As you saw at the beginning, our budget is based on maintenance, and has no additional provision for improvement. This needs to be increased. Discussion was had around this, and the general feeling was that it would be good to allow people “credit” for working on a committee. For example, if dues are raised by \$50, then perhaps people can contribute 5 hours to the neighborhood to offset the increase, while others may prefer to just pay the dues. The decision will be made by the board, and sent out with annual dues letter. The request was that the letter come earlier, as beginning of January is a tough time for people financially.

IF YOU ARE INTERESTED IN BEING ON A COMMITTEE PLEASE CONTACT THE LEAD ON THE COMMITTEE ASAP. WE WOULD LOVE TO HAVE MORE INVOLVEMENT IN THE NEIGHBORHOOD.

#### **Rules and Regulations Committee**

Giles little ([gileslittle@gmail.com](mailto:gileslittle@gmail.com)) and Lonnie Humpal ([lhumpal@yahoo.com](mailto:lhumpal@yahoo.com))

Matt Howry, Tamy Armstrong, Cindy Smith, and Jennifer Deleen

#### **Architecture committee**

Meg Anderson ([coachingyourdestiny@gmail.com](mailto:coachingyourdestiny@gmail.com))

Lonnie Humpal, Matt Howry, Susan Roughton, Tamy Armstrong, Cindy Smith, Gilbert Deleen

#### **Park and Drainage Committee**

Paul Haedt ([pjhaedt@yahoo.com](mailto:pjhaedt@yahoo.com))

Matt Stevens, Gilbert Deleen (drainage), Jennifer Deleen, Matt Howry (helper, workgroup), Josh Armstrong).

**Thank you very much for positive response to making our neighborhood better, and even great!**

Respectfully submitted, Giles Little