

HOA Board Meeting – June 3, 2015

Present: Giles Little, Matt Howry, Bill Stevens

Absent: Gilbert Deleon, Megan Anderson

Meeting called to order at 7:30pm.

Bill made a motion to accept the minutes from the Annual meeting in January. Giles seconded. Motion passed.

Brittany Marsh and Bill Stevens were elected as co-Treasurers in the January meeting. Brittany has since resigned, leaving Bill as the Treasurer. Since Bill was already co-Treasurer, no official action is necessary to let him fully take on that role.

Since Lonnie moved out of the neighborhood, the Vice President position is open. Megan has offered to take on that role. Giles presented this as a motion. Bill seconded. Motion passed.

Bill presented a budget and expense report. There are currently 12 unpaid dues for 2015, which is better than typical.

Since the main bank account has more than enough funds to cover projected expenses through the end of the year, Giles made a motion that \$2,500 be transferred to the reserve account for major expenses. This moves us toward the goal of increasing the reserve account from \$5,000 to \$10,000 over the next three years. Matt seconded the motion. Motion passed.

The new CC&Rs are filed. The lawyer only charged us \$350 + \$175 in filing fees. That bill has already been paid.

We discussed the collections process. Though we've used a collection agency in the past, going forward, we're instead going to file a lien on the houses once the unpaid amount, including penalties and interest, exceeds \$250 (roughly 2 years behind). Giles is also going to investigate buying back the ones that are in collections but unpaid (if it can be done so without excessive expense) so the full amount can be under a single lien.

Submissions to the Architectural Committee are going to be added to the website, so everyone can see which projects have been submitted and approved. Giles is going to get website login information to Matt so he can do so.

Bill is going to replace the broken off fence caps in the park, and will submit the expense of the needed supplies.

We have a form letter for rules violations. All board members are encouraged to walk through the neighborhood periodically, hanging rules violation notices as needed (we specifically discussed lawns significantly overdue for mowing, an inoperable vehicle, and a boat). We will email each other as we place notices so duplicate notices aren't placed in short succession.

Meeting adjourned at 8:30pm.