

5/8/18 Meeting Minutes

Called to order: 5:40 p.m.

Present: (telephonically) Robert Carr, Dwayne Hofschulte, Michael Thomas, Susan Dupont

Agenda

1. Motion made and seconded to approve HOA BOD Agenda.
Carried.
2. Secretary report: Minutes from April 2018 board meeting sent via email to all board members. Motion made and seconded to accept as sent.
Carried.
3. Treasurer report – None
4. Bookkeeper updates: Robert has spoken with Lori and she declined to do re-certification. Susan agreed to attempt to do the recertification.
5. Board Member Reports:
 - Drop Ken Murray Insurance Crime Policy – Robert has contacted their office and per their request sent an email requesting the crime policy be dropped. Their office then advised request needs to be in letter form. Robert to send letter.
 - Fuel barrel at 2685B is still there. Robert has started a violation notice letter and will forward to Susan for completion
 - There also is vehicle parking issues in the complex: trailer and side by side parked in front of 2685D. Robert will work on written violation warning in compliance with Declarations.

- Abandoned Grill has been removed
- There are numerous continuing violations noticed in the complex: Lack of privacy slats in fencing, 4wheeler parked and washed in complex, kids writing with chalk on pavement, toys thrown around; board needs to come up with a method to deal on these issues.

- Refurbishing of balconies. Three bids have been received and emailed to all board members:

Poehl's Construction \$19,060

Different Strokes \$11,600

Big Street \$10,018 for one coat / \$13,794 two coats

Budget for balconies not in the line items. Members are agreed to have the balconies stained grey to better match. Balconies on hold until bids received for asphalt and then decision will be made. Susan will price out products at Home Depot and Lowes.

- Asphalt sealing – Susan will contact three contractors for bids to have the entire complex sealed. Old bid was \$12 - \$13 thousand.

- Furnace House – no new info

- Fire Hydrant Removal – Robert will check with fire department

6. Set HOA rule for starting collections on owners with delinquent dues.

- Discussion of foreclosure/lien to ensure HOA would be paid any due/delinquent monies. One delinquent owner is on a payment plan and is current. Lori does not have a copy of the agreement.

- HOA attorneys have advised that the HOA must pay the attorney's fees and then recoup that money from the owner. A board member (unknown who) had agreed to this.

- After all is complete with 2690A and 2690C the HOA will seek new legal representation.

7. Revise HOA rules regarding fines and notices.

- current Bylaws wording = RULES: Section 7 (c) Fines for Violations:

- 1st offense - Written Warning
- 2nd offense - \$25 Fine
- 3rd offense - Additional \$50 fine

There will be a 7 day time frame between warnings to allow time for compliance.

“RULES” can be changed at any regular BOD meeting if homeowners have been given notice of the proposed change

- Discussion: How are these to be enforced? Board has to do the letter to the owner. Issues seen should be presented to the board and a letter sent to the owner from the board.
- Property Manager Possible? Charge 15% – 30%

8. Violations / continuing violations:

New Violation: Tenants of 2685A allow their dog to poop outside of their unit, other units, and around the underground fuel tanks. Tenants are not cleaning up after their dog.

Resolution: Letter of Warning of Violation to be mailed.

Motion made, seconded

Discussion: Can owners with fenced in yards be made to clean up their yards? Yes, this can be enforced under Declarations Sections 11.2, 11.3. Can all owners be sent letters as a reminder to clean up after

their animals. The board needs to become more vigilant in violation letters. We need a form letter for violations. And a mechanism to send them. Should we amend Section 11.6 to give owners a timeframe to remove the pet if it is determined to be a nuisance in the opinion of the board?

Motion restated to notify owner of 2685A and if not resolved then fine.

Carried.

Susan will attempt to work up violation letter from one started by Robert.

Meeting adjourned at 7:29 p.m.