

## HOA Board Meeting    February 3, 2025    Southern View Chapel

Guest in attendance: Janet G., Raven Lewis

Board members present: all

Meeting started at 5:32 pm

Approval of Meeting minutes

Motion from Collins to accept. Second Randy. All approved.

Violation Report: 4 trash can violation warning notices, 1 trash can violation fine. 1 warning letter for illegally stored vehicle. Motion to accept violation report: First, Tom G. Second, Scott. All in favor.

Randy budget:

Randy presented the current balances plus the progress of payments received for the annual dues billing that was mailed in January, 2025. Operating budget for 2024 versus actual expenses. Question from Steve M on the increase in Mowing/Weeding versus budget. Randy discussed how we used mowing services for a longer period last year due to an extended season and additional work was done at our request such as trees.

Question from Tom G. Why was bookkeeping was more than budgeted? Answer: because the accountant had to completely create the accounts from limited past records. That was a one-time expense.

Vote to accept Treasurer's report. First, Steve S. and seconded by Collins. Vote accepted by all.

Randy explained that the lock box at UCB that stores vital records, etc. was at capacity and barely able to handle to additional volume. The HOA purchased a larger lock box.

Discussion to change late fees for those who owe more than \$1200 in unpaid dues/fines to a flat ten percent per year at the beginning of each year. We will consider this for possible action next January as it is too late to implement it this year. Randy will update.

Tom G - talking about Solitude Lake Management. Sediment issues. See handout. The price of just a mapping and study is over \$4600. Extremely high. Tom G. called another company called Aquatic Solutions. Scott said he has been part of a pond sediment project in the past and it was done far less expensive than Solitude. The use of GPS and lasers is truly not necessary, in the opinion of Scott. Randy gave Tom G. the phone number of someone who emailed the HOA about dredging for us. Tom G. will call.

Randy discussed the street repair/replace bids from Moss Concrete. See quotes and projected repair calculation for Volare and Como. We will have more information at next meeting.

Question from Tom G. about the 30 percent street repair contribution. Kathy feels it is not promised in writing but we just have a history of doing it, a precedence.

Steve M. said he felt we need a larger special assessment up front from residents to begin the work on private street replacement. A small down payment and asking us to carrying an enormous amount for years and years is not financially prudent for our HOA.

Collins and Randy both stated that Como is in the worst condition and should be top priority.

Tom G. Why don't we secure a loan and then just bill the individual properties?

Randy will look into the loan costs, etc and report back on bids and options for Como Ln.

First phase of swale cutting was done, large amount has been removed. Further work needs to be done but we must wait for water level to go down. Donetta who is doing our spraying this year has informed Scott that the chemical they are planning to use is doing a great job on projects last year. Donetta is confident it will do great on our pond area.

Collins, regarding the boundary lines survey for the cutting project we had done last year: We had done a detailed survey of 2<sup>nd</sup> street and Trevi Dr area to determine who was responsible for tree/brush removal. Collins said one should be placed in the safety deposit box.

Tom – two metal signs in the subdivision were discovered down. Tom G put one back up.

Pond windmill repair – Steve S. Steve now feels it needs to be dismantled. It is no longer pumping or doing its job. Steve suggested removing the entire windmill. Or possibly dismantling it and finding someone who will take it for the scrap. The majority ruled on a vote to keep the windmill even though it doesn't work for appearance, etc. If it further deteriorates or becomes a danger, we could revisit this.

We have a bid for \$250 to clear the blockage causing poor drainage from the pond. All voted ok to pursue. Steve S. is going to notify RICK RAY that he is authorized to clear the pond drainage.

Scott has looked at a few properties in our subdivision that have branches extending over the sidewalk creating a hazard. Scott recommended we put a reminder in the newsletter.

Spring newsletter – Steve S. is thinking releasing it mid-April, 2025. Spring cleaning for EARTH DAY which is tentatively April 26, 2025.

Bookkeeper contract is up for renewal. Ok to renew without objection: First, Collins, Steve S. 2<sup>nd</sup>. Contract to renew bookkeeper approved.

Tentative next meeting date Tue May 6 and alternate Mon May 5.

Guest Raven wanted to know if the subdivision has restrictions on solar panels. He was advised that there are none.

Meeting adjured at 7:44 pm

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