

The Village at McCoy-Jensen
HOA Meeting Minutes
August 15, 2019

Call to order and President's remarks: Tom Teske, president, welcomed everyone. A quorum was present. Forrest Scruggs was in attendance. Tom had recently received a box containing old HOA minutes, records, letters, etc from the 1990's. He asked people to stand who have served on the Board of Directors or on Committees. There were many! He thanked them for their service to our community. He feels we have a great board to work with

Secretary's Report: Lauren Ehrhardt asked for any questions, changes, comments on the May meeting minutes. There were none. The minutes were approved.

Treasurer's Report: Barb Kemper has copies of the report. Please let her know if you would like a copy. As of July 31 we have \$278, 887 in both of our accounts. Virginia Wilkins asked for a copy of the detailed budget that went out in January. The report was approved.

Committee Reports

Architectural: Steve Ketcham reported that the Cordovas are putting in a sliding glass patio door to replace their french doors. Ann Walton is putting in a new back fence. The Ketchams did some landscaping in the front yard.

Landscaping: O D reported that Save a Tree has been out several times to spray for scale, to take out limbs that were down from the late May snowstorm, to spray for the Emerald Ash Borer, to do weed and feeds, to trim trees. Keesan comes every third Tuesday for a sprinkler check and to mow on Thursdays. Western Pacific came out and did some perimeter fence repair. Our wet spring has resulted in a lot of growth in our shrubs so there will be a second trim at the end of August. The brown patches we're seeing in our grass results from lots of rabbits, squirrels and also a fungus. The grass will improve and is not dead. O D thanked his front garden group, Corky and Jeanette. He hasn't been able to be out often because of his physical therapy. Also, he thanked John, Harley, Bob Lindsey, Steve for all their help with the yard work.

Social Committee: Jeanette reported that the ladies' breakfast continues to be well attended. It is the third Wednesday each month. We had a good turn out for the July 4th picnic, despite the hail. We had our first National Night Out gathering. The police officers were very informative. Our Labor Day plan is yet to be planned and information will be coming soon. Jeanette thanked Linda Ketcham for keeping track of all the birthdays and sends out cards. If you aren't on the list let her or Jeanette know that you'd like to be included.

Old Business: Tom Teske reported that there was another location under consideration for our HOA meetings. The Board took a walk up to the other location and decided that the room was not going to be large enough. So our HOA meeting location will remain the same.

New Business: Steve Ketcham reported that the Insurance Committee has studied the two policies that are due for renewal. It was decided that we will renew both for another year.

Tom Teske reported that the Board members will be reviewing the Community Guide: Rules and Regulations. Some things have become outdated and we will be looking for those. Please take some time to look at those Rules and Regulations and feel free to share your suggestions or thoughts with Tom or any Board member by October 1st. These are available online if you need a copy:

www.Realtyone-co.com/hoa-s.html. Duane Schneider pointed out that there have been four revisions since the original 1997 publication.

Forrest Scruggs reported that no further problems with the dues checks coming in to Realty One.

Homeowners' Forum: Duane Schneider shared information about the recent Equifax breach. A settlement has been reached. You can go on the Equifax.com website to find out if you were part of that breach. He recommended that people check and if you are, you can file a claim right on the website. He says they offer a choice between a settlement amount or free credit monitoring for 6-19 years.

The next Board of Directors meeting will be on November 7.

Meeting was adjourned.

**Next HOA meeting
Thursday
November 21, 2019
7 pm
Bear Valley Church**

Respectfully submitted by Lauren Ehrhardt, HOA Secretary

The Village at McCoy-Jensen
HOA Meeting Minutes
February 21, 2019

Call to Order and President's Remarks: Barb LaGuardia, president, welcomed everyone. She noted we had a quorum. Forrest Scruggs of Realty One was in attendance and updated us regarding the November break-in. He explained the sequence of events after they discovered the break-in had occurred. Many pieces of equipment had been taken. They discovered that none of their 800 members' automatic payment information had been stolen. The safe that was stolen contained about five checks. Questions were asked regarding the way checks that are mailed in are processed, recorded and deposited in a timely manner. He said they are recorded when they are received.. Forrest said that they have been having a problem with the mail center since they moved into their new offices with mail not getting delivered to the correct suite number.

Secretary's Report: Lauren Ehrhardt said that starting with the meeting in November we are emailing the minutes to those who have provided us with an address. The others were hand delivered. We will continue to use this method. If anyone needs another copy please call Lauren. The minutes were approved.

Treasurer's Report: Barb Kemper handed out the current report. She said that it is a bit lower than the last one, but the painting is now paid in full. The report was approved. The 2018 taxes have been filed with an EA (Enrolled Agent) who is licensed federally with the IRS and works directly with IRS if there is any problem with the return. We paid \$92 because we make money on our interest bearing accounts. Duane wondered why we paid when we had the big expense of the painting project this year. He asked for a copy of the return.

Committee Reports

Architectural: Tom Teske reported that not much has gone on. There has been a mailbox approved at 2650.

Landscaping: O D Hand said things are pretty slow right now. SavaTree has been out to do the winter trimming and took down a tree at Cronin's that was dying. Keesan may come soon to do the shrub trimming depending upon weather. Snow removal with Westside Grounds have been out 8 times. Several commented that they like what they are doing and they get right on it. A question was asked about our budget for snow removal. We have spent not quite half of the \$16000 budgeted. They charge whenever they come in. They also service Bear Creek One and Primrose. They have 10 crews.

Social: Jeanette Teske thanked Linda Ketcham and Rennell Farr for their help with things we do to help make this a community in the things we say and do. We had a great Christmas party at Lakewood Country Club in December. The breakfasts continue to thrive. The ladies meet at the Valley Inn on the 3rd Wednesday each month and the men meet at the Den at Fox Hollow on the first Wednesday. Please note a change in the **April** men's breakfast to be held on the first **Thursday instead of Wednesday**. A big thank you went out to the Ketchams for their wonderful gathering for Valentine's Day. Jeanette thinks the next one is going to be a jigsaw puzzle exchange breakfast or brunch. Linda Ketcham passed around a sign-up sheet to put your birthday if you wish to. It would be a nice way to reach out others in some way on their birthday. Today is O D's birthday and we all sang to him.

New Business: The **nominating committee** will be taking names of volunteers. We will have two vacancies because Barb LaGuardia and Lauren Ehrhardt's terms are up. The election is in May and we

need to know who is running by the middle of April. Tom Teske will put the information in the March newsletter.

Tax preparation letter of concern was brought up for discussion. Barb stated that the Board continues to oversee things that concern our budget and operations. We always have your best interests in our hearts and minds because we are homeowners and part of this community just as all of you are. The reason we made the decision to change tax preparation firms had nothing to do with the firm we have used in the past. They did a great job for us. In our meetings with Realty One last fall we were looking at how well we are utilizing the services they provide to HOAs for the money we pay them. Their current tax preparation firm is used for others of the 25 properties they manage. It is not the firm they were using when we had our problems with the 2008 and 2011 tax returns. We determined that we would use Realty One's firm for this year's tax filing in order to streamline the tax filing process because they handle getting all of the necessary records over to the tax firm. The only piece of the process we have to manage is looking at the return before it is filed. It was decided that we will have a follow up on this tax return at the next HOA meeting. It will be put on the May agenda to be reviewed at that time.

There was discussion and questions about why the Board made the change. They feel that we can better utilize Realty One's services since we pay them for services we do not use, this being one of them. It seems to the Board that if we are going to trust Realty One to be our agent then we should be able to trust them to do this piece as well. Our oversight will continue and we would like to trust them. It was suggested that good faith could be restored with them if return calls could improve and that checks could be deposited more quickly.

Homeowners' Forum: Barb Kemper brought up an idea for consideration. Would we want to relocate our HOA meetings to the Bridge Church right near Bear Creek High School at Dartmouth and Old Kipling? Discussion followed about accessibility and details. It is a bit closer with no traffic lights, no hills. There seemed to be positive interest. The board will follow up on the idea.

Meeting was adjourned.

**Next quarterly meeting
May 16, 2019
Bear Valley Church**

Respectfully submitted by Lauren Ehrhardt, HOA Secretary