

**CALL TO ORDER:**

Meeting called to order at 6:00 PM on June 28<sup>th</sup>, 2019 at the community park, roll call was made and the following 3 directors were present: Carola Russell, Bob Meehan and Jamie Rozek-Potter. Quorum was established with 3 board members present.

**OFFICERS / COMMITTEE REPORTS:**

The board verified that the signs announcing the meeting were hung at the entrances of the community and the notice was published on the web page 48 hours in advance, this included an agenda.

**ARC:**

Address	Name	Request	Arch	Board	Comment
14803 7 <sup>th</sup> Ave E		Re Roof	Yes	Yes	Board appreciates that these residents followed the rules.
14807 7 <sup>th</sup> Ave E		Re Roof	Yes	Yes	Color samples were provided for both.

**NEW BUSINESS:**

- The board discussed and then voted unanimously (all in favor) to go with a property management firm.
  - A management company will know better the rules and the right thing to do preventing Board from having to engage an attorney so often, this could save money in that regard and in some cases.
  - The Board said they felt harassed by some of the demands of some of the residents and the flow of requests coming through the contact page.
  - The Board said that this should help alleviate residents’ concerns with regard to even handedness or perceived selective enforcement.
- Many homeowners had questions:
  - How was the firm chosen? Board had 3 estimates and took into consideration cost, availability, and service.
  - How would the process change? Generally, they will assist in our HOA meetings and keep records, but there still would be a Board and committees.
  - Will there need to be a Due increase or special assessment for this, etc.? Not at this time, there is money in the budget to accomplish this as it is.
  - Would we still have an HOA Board? Yes, Management Company might link to our web page. Board is ultimately responsible.
  - What is the cost? \$63 per resident per year approximately.
  - Is there a startup cost? Need to review the contract but believe there is not, if there is a start-up fee we would negotiate it.
- The majority of the HO responses at the meeting were in favor (small sample set).
- A resident or two asked about increasing the number of Board members to 7.
- The Board said notices would be sent out and will include a questionnaire with volunteer information, so all homeowners have equal opportunity to volunteer.
- A resident asked about Bylaw updates. The Board replied that the current Bylaws were established in 2002 and don’t officially need to be updated for 25 years. That being said, the Board also realizes the need to update the Bylaws and is working toward that.

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- **ADJOURNMENT:**

At close to 6:45PM, the Board moved to adjourn the HOA meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**

**Next meeting is planned for July 26<sup>th</sup> at the Bayside church, 7PM.**