

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

Call to order and President's remarks: Tom welcomed everyone, as well as our volunteer board, for coming tonight and acknowledged the presence of a quorum. Forrest Scruggs was in attendance. We also thanked John Lopez for serving our community with all of his untold hours of work and care of our sprinkler system over many years. John is "retiring" and he thanked his many helpers, like Bob Lindsay, O D Hand, Harley Dixon, Steve Ketcham.

Secretary's Report: Lauren Ehrhardt asked for questions or discussion of the August minutes. A minor correction was made to the information regarding the length of the insurance contracts' terms. Tom commented that he thinks it is helpful that Lauren is sending the minutes out soon after the meeting. She will continue to do so since there did not seem to be objections to that practice. The minutes were approved and seconded.

Treasurer's Report: Barb Kemper reported that as of October 31 our grand total was \$280,183. She had a copies of the report for those who wanted to have one of their own to peruse. The report was approved and seconded.

Committee Reports

Architectural Review: Jane Breed had some window well replacements done. Ruby Von Stein had some motion lights put on the back of her house to keep the raccoons out. The Scanlans did some upkeep on their deck and a sliding door.

Landscaping/Snow: O D reported that we got two new contracts with Savatree and Westside Grounds (snow removal). The Keesan contract is staying the same for 2020 but with the addition of sprinkler repairs since John Lopez is retiring. They will bill us separately for those so we will pay for those out of our reserves for this year. We will use that information to look back on to help us to create a budget for that expenditure for our 2021 budget. Keesan continued sprinkler checks through September. We had a second shrub trimming due to so much water in the spring. There was a main line break repair in the sprinkler system which was too big for John to repair. The water was turned off in early October and Keesan came in early November to turn off the whole system. They are working on leaf removal and will continue to do that twice a month. Savatree continues with their services, including weed and feed and trimming/removing trees from the wind storm damage in October. O D asked whether anyone has any sets of keys for the neighborhood guard shack, gates, or sprinkler system. He would like them back unless they are being used now. O D thanked those who do so much to help. John Lopez, Bob Lindsay, Harley Dixon, Steve Ketcham all help with the sprinkler system maintenance. He thanked Corky Lopez and Jeanette Teske for their help with the front garden. Tom also thanked O D for all the hard work he does and that we appreciate it so much.

Social Committee: Jeanette Teske reported that we had a picnic for Labor Day behind Ann Walton's house. The Teskes had a Halloween open house. Christmas luncheon is December 8th. Please get your money to Jeanette if you are planning to attend. Barb Kemper and Joe Towey announced that they will be having an open house on Christmas Eve from 2 pm to around 7 pm. and asked everyone to please stop by for a Christmas celebration. Jeanette thanked everyone again for all the caring for one another in the neighborhood. Tom thanked those who brought coats to the Halloween party for the Action center donation.

Old Business: Tom reported that the board of directors will be reviewing the Community Guide: Rules and Regulation. We invited responses at the last HOA meeting but have gotten none. We will continue to work on it and if the board has recommendations will report those at the Annual Meeting in May.

New Business: Barb Kemper shared the 2020 budget report with each resident in attendance, as well as those who were not in attendance. She asked for discussion. A question was asked regarding our being under budget for water last year but we increased it this year due to prices increasing. Also, why is the 'volunteer grounds' budget lowered and it's because there will be no need to reimburse people for work on the grounds. That will now be handled by Keesan. Trash removal will continue to be paid for through our dues and our trash company did raise their fee so our budget reflects that. The 2020 budget reflects our estimates for each category based on the actual expenditures in the 2019 budget as well as the known increases coming up. Tom thanked Barb Kemper for all her work as well as Forrest Scruggs. Part of our contract with Realty One includes preparation of a budget which Forrest did for us. Then our budget committee went over it quite carefully. We made a number of corrections and adjustments and came up with the budget you have before you.

Homeowners Forum: A question was asked about who trimmed the pine tree near Jack Schooley's house. O D trimmed it. It is near the fire hydrant nearby and the fire department suggested we do that when they were using it to work on the fire across Yale in the park.

Announcements: None

Adjournment: Motion to adjourn, seconded.

**Next HOA meeting
Thursday, February 20, 2020
7 pm
Bear Valley Church**

Respectfully submitted by Lauren Ehrhardt, HOA Secretary

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 Annual Meeting Minutes
May 16, 2019

Call to Order and President's Remarks: Barb LaGuardia, president, welcomed everyone. A quorum was present. Forrest Scruggs was in attendance. Barb thanked everyone for everything they've done and said it has been a pleasure serving as the HOA president.

Secretary's Report: Lauren Ehrhardt said that she will continue to email/hand deliver the HOA minutes each time. Please call her if you don't receive them or need another copy. The minutes were approved

Treasurer's Report: Barb Kemper has the report ready to email/hand deliver to everyone in an effort cut down on paper usage. Barb La Guardia asked that anyone who has not yet given their email address to Tom to please do so. Tom reminded everyone that these addresses are never distributed and all emails sent out to the community are sent in blind copy form. As always, we will hand deliver to those who prefer this method. Barb handed out a few copies to look at as she gave her report. She explained the different accounts. Our checking is used for paying monthly bills. The Reserve is used for depositing our excess monies each month. The Security Service account is our 2nd reserve account and can be used for expenses exceeding the budgeted amount. The treasurer's report was approved.

Committee Reports

Architectural: Tom Teske reported the approval of the following:

2665-several projects in the back including a deck and landscaping, 2679- a front door, 2643-interior front door, 2688-sliding door to the deck, 2659-trellis for privacy on the deck, 2652- roof replacement and downspouts, 2683- removal of evergreen tree, 2693-new wall railing, lighting and awning cover, 2691-carpet on the front porch.

Tom mentioned that he has been given some business cards for roofing companies that he will have available for pickup here tonight. Also, Betty Moody said she has the name of a good roofer that you can call her for information.

Landscaping: O D reported that at our snow removal company came twice in March. Savatree has sprayed for mites, removed a tree at 2681, treated for ash borer and sprayed for aphids on honey locusts. Keenan turned on the sprinkler system and aerated. Mowings this season will be on Thursdays instead of Tuesdays. O D and Mike Ehrhardt removed a tree behind Allen's house. John Lopez, Steve Ketcham and Harley Dixon and O D will work around Ann Walton's house to repair some drainage problems. The front garden weed pulling will be on Fridays at 8 am. O D announced that he is having rotator cuff surgery on May 24. His work around the neighborhood will be very limited.

Social: Linda Ketcham passed around the birthday list again to ask for additions (month and day only). A card is given with a piece of candy to help you celebrate your day! Please let her know if you would like to be added to the list. Jeanette announced that we will be having a Memorial Day picnic around the gazebo. It will be at noon on Monday, May 27th. Bring a side dish and your drink, \$1 for a brat. A reminder will be sent out and will be asking for a reply so that the committee can plan for bratwursts.

New Business: Linda Ketcham gave information about a possible new location for our meetings. The Bridge Church is located next to Bear Creek High School. The fee is about what we pay for our current location. It's closer, no hill to drive, no traffic lights. A straw vote was taken and the majority were in favor. It was decided that we will start there for the August meeting and a map will be sent to everyone.

Election: Steve Ketcham agreed to run. Lauren Ehrhardt agreed to run again. Joe Towey asked for nominations from the floor. None were made. By acclamation Steve, new to the board, and Lauren were congratulated. Barb thanked Joe and Betty Moody for getting all the election materials and nomination forms together.

Homeowners' Forum: Virginia Wilkins gave us information about roofing companies since she has had them at her house lately. She got the names of companies from her State Farm agency and she found them to be superb in their interest in doing business with her. Tom had all four business cards available tonight if you are interested. They have all been very thorough with their inspections and in answering questions, sharing information. She will be getting a new roof. Please contact her if you need more information or have other questions since she learned so much from them.

Virginia asked how many are willing to host a party in their backyard five times a year. Many hands went up. She said she wished they would do it and relieve her of the constant burden of the noise and nuisance that destroys her ability to open her windows and enjoy her sun room.

Duane Schneider asked for the profit/loss statement to be included in his email when the Treasurer's report is sent. He expressed concern that our snow removal budget may be used up before our contract ends. He also asked how homeowners are informed of board meetings since all are entitled to attend. Is there a mechanism in place for that?

Duane asked about the board's March email response to him regarding our tax return that said he made some questionable claims. He wants to know what those are so that he can address them. It was suggested that he come to a board meeting to discuss his concerns that the board isn't doing their due diligence with regard to the preparation of the taxes.

A question was asked about attending board meetings. The board will publish a meeting schedule.

Leslie Towner presented Barb LaGuardia a bouquet of flowers on behalf of the whole community to thank her for being our HOA president for the second time and for her caring as a friend and neighbor.

Meeting was adjourned.

Next Quarterly meeting
August 15, 2019
***The Bridge Church**
(*map will be sent to all residents)
7 pm.

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