

Subject: HOA MEETING MAY 11, 2020 CONFERENCE CALL

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, May 13, 2020 7:14 pm

To: Realty One <forrest@realtyone-co.com>, Jeanne Larson <jeannemlarson@yahoo.com>, Laura Mack <Laura.mack50@gmail.com>, Nancy Weiler <weilernancy@gmail.com>

Called to order at 5:00 pm.

Attending: Forrest, Jeanne, Nancy.

FINANCIAL REPORT

The financial reports for March and April have been delayed.

This may be related to the Covid - 19 slow down.

Forrest said he will check on this.

HOA DUES INCREASES

Increases shall be delayed because of the distress families are feeling due to the Covid - 19 outbreak.

Increases have been tabulated, but tabled until the August meeting with approval to follow.

Forrest will send letters informing owners of the increases and coupon books sent to the residents that use them.

There will be no late fees through this troubling time.

ISSUES

Unit # 4627 barking dogs and late night deliveries.

The owner has been contacted twice.

There was some improvement but has since relapsed.

Owner will be contacted again explaining the next step will be a hearing working towards a fine if the problem is not resolved.

GARBAGE CANS

Some residents are storing their trash cans in front of their homes.

This is a violation of the HOA Rules and Regulations.

Realty One will send a letter informing the residents with outside trash cans of the Rules and Regulations concerning this.

CLEANING FRONT OF UNITS

Several residents are letting trash accumulate in the common areas in front of their units.

The HOA needs to address this somehow.

TREE ROOTS

The tree roots next to Jeannie's unit need to be removed.

Jeanne will talk to Ron about this project.

LAWN SERVICE

Sonny's Lawn Service needs to bag debris from gutter cleaning.

HOA does not want it left on the ground.

LANDSCAPING PAVERS

We need to repair several areas.

Nancy will send photos to Forrest where repairs are needed.

ATTORNEY FEES

Jeanne ask Forrest to explain the Attorney Fees associated with an invoice she received.

Forrest said he would get back to her.

Meeting adjourned at 5:45 pm.

Subject: HOA MEETING February 10, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, Feb 12, 2020 6:41 pm

To: Jeanne Larson <jeannemlarson@yahoo.com>, Laura Mack <Laura.mack50@gmail.com>, Realty One <forrest@realtyone-co.com>, Nancy Weiler <weilernancy@gmail.com>

Meeting called to order 5:04 pm

Members attending: Jeanne Larson, Laura Mack Nancy Weiler

January Minutes

The January minutes were reviewed.

Jeanne motioned to have the January minutes approved.

Motion second by Laura.

Invoices

The Board is requesting a break down of services on the invoices for the snow removal.

This should include the dates of service, number of workers and hours spent on each job.

The invoices need to be sent to the board president for review.

Invoices will not be paid until written approval has been given by the board president.

Also - All contracts need to be reviewed by the Board and signed by the Board President.

Budget

The budget was reviewed and modified.

Total Income: \$ 86,539.68

Insurance

Landscaping Contract: \$ 3,306.00

Reserve Contribution: \$ 8,654.00

Snow Removal: \$ 4,029.00

Total Expense: \$ 86,539.68

Net Ordinary income: \$ 0

Net Income: \$ 0

Laura motioned to approve modified budget.

Motioned second by Jeanne.

The board needs to receive their copy of the budget - to review - by the second Monday of each month.

HOA Dues

Due to increases in insurance and other expenses the board has increased the monthly HOA dues.

The increases will start May 1, 2020.

The Ranch unites increase \$5.16 per month.

The Town Houses increase \$5.75 per month.

The Duplexes increase \$7.43 per month.

We need to offer coupon payment books to residents that need them.

Realty One will send a letter to all owners concerning HOA dues increase and coupon payment books.

Jeanne motioned to increase HOA dues May 1, 2020.

Second by Laura.

Annual Meeting

The Annual Meeting will be held at the PEAK Expeditionary School on April 6 at 6:30 pm.

Jeanne will call Forrest to confirm.

Daina was advised that the Activity Adult Center at 6363 W. 35th Ave. was not acceptable for the Annual Meeting.

The meeting needed to be rescheduled at PEAK Expeditionary School.

Motion to adjourn at 6:30 pm by Laura.

Second by Jeanne.

Next meeting March 30 at Nancy's house at 5:00 pm

Subject: HOA MEETING January 13, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Mon, Jan 27, 2020 8:52 pm

To: Jeanne Larson <jeannemlarson@yahoo.com>, Realty One <forrest@realtyone-co.com>, Laura Mack <Laura.mack50@gmail.com>, Nancy Weiler <weilernancy@gmail.com>

Meeting called to order at 5:00 pm

Members attending: Jeanne Forrest, Laura, Nancy

DECEMBER MINUTES

Reviewed Financials-

Checked on outstanding dues for one unit owner.

Insurance has been renewed through Travelers for one year.

Looking at our reserves.

Had payment increases in several areas to cover monthly billing.

Forrest will figure the % of increase each row of units will need to pay to cover the increases.

We will re - visit this topic at the February meeting.

Jeanne motioned to approve the December minutes and financials - Laura second the motion.

FIRE LANES

We discussed the process involved in providing legal fire lanes.

There are concerns about the larger trucks blocking emergency vehicle access.

SPRINKLER SYSTEM

The sprinkler system will be needing replacement and repair this summer.

We need to increase the budget in this area \$1000.

LANDSCAPING

Pending - looking at other companies.

SIDEWALK REPAIR

Unit #4699 sidewalk repair is tabled.

The tree was removed.

Meeting adjourned at 6:00 pm

Next meeting February 10th at 5:00 pm at Nancys place.