

La Cuentista Unit I Homeowners Association
Board Meeting
Don Newton Community Center
March 7, 2016 at 6:00 P.M.

Minutes

Members Present: James Grage, President, Michael Martin, Vice President, Jeff Pointer, Secretary Jeff Richards, Treasurer, Mandy Hutchison, Member at Large and Nigel Burgess of HOAMCO, Manager.

The meeting was called to order by Jim Grage at 6:00 P.M.

The board members introduced themselves and the minutes of the December 7, 2015 Board meeting were approved.

FINANCIAL AND MANAGEMENT REPORTS:

1. There is \$17079 in the operating fund and \$13000 in reserves. Once all expenses are paid we will be on budget for the year.
2. There is \$3300 in delinquent dues.
3. No new management projects have been started due the cold weather

OLD BUSINESS:

1. The one homeowner that a lien was threatened paid in full.
2. Tumbleweed violations are suspended until June 1.
3. Access paths from the current walkways to the road in the open space is in the bidding process.
4. A bid request will be submitted to put water to the medians on Urraca and Rosa Parks. Trees will be planted in the medians if bid is reasonable.
5. Nigel will contact Rachel Miller at the city to see if the open space road can be closed off.
6. The bid to seed the open space by Urraca and Rosa Parks was too pricey.
7. A letter will be sent to the owner of the two lots on Camino De Paz to remove it as it violates the covenants.
8. The Landscaping committee is looking at the areas of open space that need to be refreshed and updated. They will present to the board a prioritized list of projects.
9. There is one outstanding ACC request.
10. The newsletter committee is looking for another member. Contact June at nmjune@hotmail.com

11. Jeff Richards keeps the website updated with news and meetings. He will remove the calendar page. www.lacuentista1hoa.com

NEW BUSINESS:

1. A neighborhood watch was started on Aloe RD.
2. There was no change made to fines and policies.
3. There is one parking problem that was mentioned. Members need to call 311. The board cannot enforce city policy.
4. The dog barking is still a problem. Members need to call 311. Board does not have jurisdiction.
5. Some yard renovation is being done without ACC approval. Jim will give addresses to Nigel for follow-up. Next newsletter will have a reminder in it.
6. The board approved the newsletter to be mailed quarterly.
7. The re-plat of La Cuentista II was discussed. Michael Martin will attend the March 23 meeting to represent La Cuentista I HOA.

The next meeting will be June 13, 2016 at 6PM. The location is TBA

Meeting was adjourned at 7:05 PM

La Cuentista Unit I Homeowners Association
Board Meeting
Don Newton Community Center
June 14, 2016 at 6:00 P.M.

Minutes

Members Present: James Grage, President, Jeff Pointer, Secretary, Jeff Richards, Treasurer, Mandy Hutchison, Member at Large and Nigel Burgess of HOAMCO, Manager. Michael Martin, Vice President was absent.

The meeting was called to order by Jim Grage at 6:00 P.M.

The board members introduced themselves and the minutes of the March 7, 2016 Board meeting were approved.

FINANCIAL AND MANAGEMENT REPORTS:

1. As of May 31, 2016 there is \$19381 in the operating fund and \$18318 in reserves. Once all expenses are paid we will be on budget for the year.
2. Delinquencies are down to 4 homeowners, 1 on payment plan, 2 in lien process and 1 will be sent final notice before lien process is started.
3. No new management projects have been started.
4. There was a discussion on how much should be in the reserve fund. Typical is 20% of the total budget. By the end of the 2016 year there will be approximately \$ 28000 to spend for improvements
5. There was a homeowner complaint that the covenants are not being enforced equally. Jim is following up this complaint.

COMMUNITY PROJECTS:

The landscaping committee met June 10, 2016 and came up with the following projects to be done in order of priority:

1. Gravel paths into the open space to connect existing pathways and the gravel road. This excludes the pathway between 6435 & 6439 Camino De Paz as waiting on 6439 Camino De Paz home to be finished.
2. Gravel in median along Rosa Parks and Urraca. Grade 8 feet into open space. Add 2 big plants on the sides of the entrance sign to shield the electrical boxes from view.
3. Completely redo the open space area at Kimmick and Camino De Paz.
4. Clean up the open space area between Kola and Hopps.

The projects were discussed resulting in the following resolutions:

1. Project 1 would include finishing the pathway between 6335 and 6439 Camino De Paz including concrete work.
2. Project 2 would be rebid for adding gravel only in the medians along Urraca and Rosa Parks.
3. Project 3 as presented.
4. Project 4 will be put out to bid.

Jeff Pointer made a motion to do Projects 1, 2 & 3 for not more than \$11100. This motion passed. Work will begin as soon as bids are in.

A motion was made for the board to approve project 4 via e-mails after bids are received. This motion passed.

There is some concern that LeeCo is not meeting their obligations. Nigel will send them a letter reminding them and if not improved the HOA will terminated the contract. Bids for a new landscaping company will be solicited.

OLD BUSINESS:

1. Kudos to Marsha Dunlap for her effects in coordinating the neighborhood clean-up. Also a letter of accommodation was sent to the city for the drivers of trash truck. They went above and beyond the call of duty.
2. The newsletter will be sent out this week. Contact June at nmjune@hotmail.com for suggestions on articles
3. Jeff Richards keeps the website updated with news and meetings. There was some discussion to turn administrator duties over to HOAMCO. To keep cost down Jeff will continue as administrator. Jeff will post an updates to building in the area on the website. www.lacuentista1hoa.com
4. There was some interest in started a neighborhood watch on Comfrey and Camino De Paz. This information will be forwarded to John Snyder (block captain for Aloe RD) for help setting it up.

NEW BUSINESS:

1. Review the package that HOAMCO sends to new residents. The package is to include information about Facebook page and Websi
2. Several residents attended the city planning meeting regarding La Cuentista II. It was a non-productive meeting. They had a private meeting between the parties concerned off in the corner.

3. The area North of Rosa Parks across from Aloe is to be developed. The start date is to be determined but the HOA was notified of the impending build.
4. A homeowner had a complaint of a violation of weeds he received without a courtesy notice first. This issue was resolved to the homeowner's satisfaction.
5. There was some discussion of what the policy for weeds should be. Dave Dunlap will forward the city ordinance to the board members. It was felt that the city standard of 4" was too high to maintain the quality of the neighborhood. The board will set a policy via e-mails.
6. A motion was passed to send 8101 Chicory and 6459 Camino De Paz notices of violation for unapproved walls. They will need to produce signed ACC approval form, permits and neighbor approval forms.
7. A motion passed to send courtesy notices to 6443 Hopps and 6444 Hopps to landscape medians along Cayenne. They will have 30 days to comply.
8. Notices for trash can violations will be sent out. HOAMCO will do inspections early in the week.
9. Strict enforcement of the covenants will be observed.

The next board meeting will be Monday September 12, 2016 at 6 PM at the Don Newton Community Center.

The meeting was adjourned at 7:25 PM

La Cuentista Unit I Homeowners Association
Board Meeting
Don Newton Community Center
September 12, 2016 at 6:00 P.M.

Minutes

Members Present: James Grage, President, Michael Martin, Vice President, Jeff Richards, Treasurer, Mandy Hutchison, Member at Large and Nigel Burgess of HOAMCO, Manager. Jeff Pointer, Secretary, was absent.

The meeting was called to order by Jim Grage at 6:00 P.M.

The board members introduced themselves and the minutes of the June 14, 2016 Board meeting were approved.

FINANCIAL AND MANAGEMENT REPORTS:

1. As of August 31, 2016 there is \$21354 in the operating fund and \$8620 in reserve fund.
2. The website and Newsletter were not in the budget for 2016. This caused an overage of \$214 for the website and \$120 for the newsletter. Another overage of \$540 was from a bill for 2015 that was paid in 2016. At this point we are \$4830 to the good for the year.
3. Delinquencies are down to 2 homeowners who will be sent final notice before lien process is started. Total amount is \$3917.
4. Work on the 2017 budget will be started in the next few weeks.
5. Two lots that are empty have been sent violation letters for weeds. It was suggested homeowners call 311 and let the city deal with it.
6. The basic budget will be put up on the website.
7. Nigel will look at 6439 Camino De Paz A/C unit is not enclosed as per covenants. Also balcony was not on original submission.

2016 COMMUNITY PROJECTS:

Projects completed:

1. Sidewalk walking paths and rocks.
2. Pathways into open space. Marsha Dunlop is doing erosion control on the path on Aloe RD.
3. Rocks in median along Urraca.
4. Open space on Kimmick and Camino De Paz.
5. Street sweeper came by on August 23.

New Projects to put out to bid:

1. Open space between Hopps and Kola.

2. Finish median on Kimmick by 6301 Camino De Paz. A motion on this was passed then later rescinded.
3. Expand landscape area around the Urraca and Rosa Parks sign.
4. Replenish open space area on Aloe Rd (6401 Aloe RD) by the mail boxes.
5. Replenish open space area on Aloe Rd west end (6439 Aloe Rd).

The board decided to bundle all of these projects into one bid.

The following projects were voted down. A pet station for the new walkway by 6439 Camino De Paz and mowing the open space.

A discussion of what to do about the homeowners on Cayenne who have not landscaped their side yards ensued. This was tabled because more research was needed.

COMMITTEE REPORTS.

1. ACC is up to date
2. Tumbleweed Gazette is going out next week
3. Landscaping will look into the Forestry program to restore the open space to a natural habitat and the cost.
4. Clean-up is September 24.
5. Website will have budget and minutes posted on it.
6. Neighborhood watch some kids are shining laser lights in back yards along Aloe.

NEW BUSINESS:

1. In addition to the projects out to bid above, the board will take input from Homeowners at the annual meeting
2. Looking for 2 positions for the Board. Cheryl Hunt will do a broadcast e-mail regarding open positions.
3. A HOA Facebook page was discussed. Will bring this up at the annual meeting. Only HOA business will be posted.
4. Buying the open space was discussed but more research is needed so it was tabled.
5. There was a discussion on how to attract more homeowners to the meetings included holding them on the weekends, making the annual meeting more family friendly and having food served. Nothing was decided. However, it will be brought up at the annual meeting.

Next annual Homeowners meeting will be October 10, 2016. Next Board meeting will be December 5, 2016 at 6PM. Both will be held at Taylor Ranch Community Center.

Meeting was adjourned at 7:30 PM.

La Cuentista Unit I Homeowners Association
Annual Homeowners Meeting
Don Newton Community Center
October 10, 2016 at 6:00 P.M.

Minutes

Members Present: James Grage, President, Michael Martin, Vice President, Jeff Pointer, Secretary, Jeff Richards, Treasurer, Mandy Hutchison, Member at Large and Nigel Burgess of HOAMCO, Manager.

The meeting was called to order by Jim Grage at 6:00 P.M.

A quorum was verified as twenty-three Homeowners were present either in person or by proxy.

The board members introduced themselves.

The minutes from the October 2015 Annual Homeowners meeting were approved by the board.

President's Report: Jim Grage

The board was expanded to five members January 1, 2016.

Projects finished.

1. Sidewalk walking paths and rocks.
2. Pathways into open space.
3. Rocks in median along Urraca.
4. Open space on Kimmick and Camino De Paz.

There was some discussion on new landscaping projects. Jeff Pointer made a motion to do all future landscaping to match the area at Kimmick and Camino De Paz. This motion passed. Tabled further discussion on landscaping until matching bids were received. The approval will be done via e-mail.

Financial Report: Nigel Burgess

Operating account has \$23908.01 and reserves has 8620.72 as of September 30, 2016.

Delinquency is \$2800 from 4 homeowners. 3 demand letters are going out this month. Overall we are under budget for the year.

Committee Reports:

- ACC: Jim Grage. There are no outstanding ACC requests. Turnaround time has been 2-3 days
- Newsletter: Sue Grage. It is posted on the website and mailed out with the quarterly statements. Sue asked for article suggestions.

- Landscaping: Mandy Hutchison. We are trying to start a monthly clean-up of tumbleweeds. It was suggested we talk with the landscaping company and have them pick up piles that homeowners make once a month.
- Clean-up: Mandy Hutchison. Marsha was unavailable. Neighborhood clean-up is scheduled for spring 2017. Cheryl Hunt will coordinate the spring clean-up. Details will be posted on the website when we get closer to the date.
- Website: Jeff Richards. Jeff will set-up a HOA Facebook page which only the board members can post on and have the newsfeed embedded in the website.
- Neighborhood watch: Ernesto Frequez. Encouraged other streets to start a watch. City does watches by street not entire neighborhood.

Member Comments:

- Research using one of the current open areas as a small play area.
- There was some discussion on moving the annual meeting to Saturdays.
- A new homeowner felt the discussion at the beginning of the meeting should involve more homeowner input and not just the board discussing projects.
- To get more homeowners to Board meetings the time might be changed to later.
- Members felt the board was doing a good job overall.

Michel Martin and Robin King were elected to the board for a 2-year term starting January 1, 2017. Beginning January 1, 2017 the Board Members are Jeff Pointer, President, Mandy Hutchison, Vice President, Michael Martin, Secretary, Jim Grage, Treasurer and Robin King, member at large.

Dates of the 2017 Board meetings March 6, June 5, September 11 and December 4. The annual homeowners meeting was tentatively set for October 2.

The meeting was adjourned at 7:10 PM

La Cuentista Unit I Homeowners Association
Board Meeting
Don Newton Community Center
December 5, 2016 at 6:00 P.M.

Minutes

Members Present: James Grage, President, Michael Martin, Vice President, Jeff Richards, Treasurer, Mandy Hutchison, Member at Large and Nigel Burgess of HOAMCO, Manager. Jeff Pointer, Secretary, was absent.

The meeting was called to order by Jim Grage at 6:00 P.M.

The board members introduced themselves and the minutes of the September 12, 2016 Board meeting were approved.

FINANCIAL AND MANAGEMENT REPORTS:

1. As of November 30, 2016, there is \$21026 in the operating fund and \$14024 in the reserve fund. We are \$ 800 under budget.
2. There are currently no outstanding accounts payable.
3. In January 2017, approximately \$15000 will be transferred to the reserve fund.
4. Only 10 accounts are over 30 days past due.

HOMEOWNERS COMMENTS:

1. There was some discussion of how to control unauthorized use of the open space. A motion was made and passed to put up no trespassing/private property signs on both ends of the road through the open space.
2. There was discussion on damaged sidewalks due to substances used to control icing and who pays for it. The homeowners are responsible for damage, Nigel will send letters out to the homeowners with damaged sidewalks. Jeff Richards will put the information on the website.

2017 COMMUNITY PROJECTS:

1. Bids are still being taken on refurbishing common areas.
2. There will be approximately \$35000 available for projects in 2017.

COMMITTEE REPORTS.

1. ACC is up to date
2. Tumbleweed Gazette is going out next week
3. Landscaping is currently dormant.
4. Clean-up will be in April.
5. Website is being revamped.

6. Neighborhood watch we've had some drag racing on Camino De Paz. License plates were obtained and turned over to the police.

NEW BUSINESS:

1. There is an open Board position as Mandy has been transferred. Her resignation is effective December 5, 2016.
2. There was discussion of buying the open space but the covenants specifically forbid it.
3. The community Center is requesting additional information on our HOA before they will allow us to use the rooms. Jim is working with Nigel to get the documentation that is needed.
4. Outgoing board members Jeff Richards and Mandy Hutchison were thanked for their service to the community.

The next Board meeting will be Monday March 6, 2017 at 6:30 PM at the Taylor Ranch Community Center.

The meeting was adjourned at 6:45 PM.