

2024 HON Membership Meeting Aug 17, 2024

(Approved unanimously by attending Board on 12/04/2024, David R, Theresa S, Ladene C, Steve B. Cindy V, absent.)

2.05 Meeting called to order, by President David Richardson

2.10 David announced that we had switched insurance companies due to significant rate increases. After much research and finding that very few companies were still insuring HOA's, the BOD made the decision to move the insurance to Liberty Mutual. The cost is still more than we have paid in the past and yet this was the best option available for the coverage and cost.

2.20 Topics of Discussion

David:

1. Announced the Results of the Mail Voting.
 - a. Steve Baumgartner was elected
 - b. David Richardson was re-elected
2. Carol Hoke (**revised to correct Jones to Hoke on 12/11/2024-lkc Sec.**) has resigned from the board – she is moving
3. Financial Report was reviewed and there was a volunteer – David Tran volunteered to help with the IRS tax prep for the HOA. The Vote to Increase the Annual Dues, failed. We will continue to struggle financially as an HOA until these dues are increased. 55 ballots received and 44 voted to increase the dues. We were very close.
4. Discussed the roads and if we need a road sealing done. Also, discussed the issue of costs and that if any work is to be done, there would be a capital assessment.

General Membership info

1. Lowell Brown. Spoke about Design Standards in relation to the architectural details of the homes and homes yet to be built. These are to help maintain the overall look of the HOA. Also, in utilizing the new DRC work forms for projects to standardize what is required for a project, these will help homeowners with their projects to make sure that all required items are included in the project package. He also suggested that adjacent property owners to be notified when a project is submitted. Utilizing the new DRC forms for closing out projects.
2. Lowell Brown. Emergency contacts for each lot need to be updated. Also, homeowner contact info for many of the homeowners is out of date. New cards were given out to complete for the homeowners and turned back in.
3. Lowell Brown. Brought to the board that he would like to propose a Subcommittee to help with DRC Architectural Guide that was proposed in 2023 and could not be worked on due to the incredible amount of time the board had to spend on a homeowner issue.
4. Brian Culp brought up that many folks were doing projects for the good of the HOA without being recognized and he reviewed the projects and those that participated.
5. Leslie Pease spoke about the bear trash cans and where to get them.

Open items:

Gary Buckley also brought up that the DRC has been doing a lot of work around the HOA with homeowners and thanked the members for their help and hard work in keeping our HOA from looking like other failed HOA's nearby.

Discussion about HOA financials and David Tran volunteered to help the treasurer create an accountant financial statement to use

Felicia Newman volunteered for the Subcommittee for the DRC guidelines.

3.00 General Membership Meeting adjourned

Minutes provided by Theresa Springer