

**March 13, 2018**

**6:30:** Call to order by Adam. Agenda presentation.

**Quorum:** 31 proxies, plus 25 households. Official meeting

**Expectations of board and board of neighbor**

Volunteer board, do this in our free time do not actively seek out problems and rely on our neighbors to bring issues to our attention through email, quickest way to get ahold of us. Email is significantly faster than voicemail. [hoa@fachoa.org](mailto:hoa@fachoa.org)

All guidelines are on website to read and understand what is in accordance with the neighborhood. Will help get print copies if you can't get access online for some reason.

**Bank account**

Need to have at least two people on the bank account.

Need to have a meeting and vote to put someone on the bank account.

Explanation: need to have a name on the account, Roz was previous person.

Motion: Add Jenny Wawrzynczak on the bank accounts, Bank of the West and Capital One (Account numbers) as a cosigner

Seconded Mike Noonan

All in favor no opposition, motion passes

**Explanation of Roles**

Adam Rush: Board President (run meetings and liason between neighbors)

Bernie is maintenance manager

Bilge is the Vice President

Vann current treasurer

Phil member at large

Jenny and Tiffanie are secretaries

**Annual dues**

No motion or plan to increase our dues. Annual 120 is where it is at, expectation is that it is paid by July 1st. Between Jan 1 and July open for anyone to submit for the calendar year.

Previous boards had designated July 1 as the deadline.

Currently: if people do not pay penalties: 25 dollars a year plus interest (18%) to go along

Most people get their dues in on time.

Certain homes have persistence non-payers (1+ years)

Usually get this by the time the home sells.

Clarification: All legal fees involved are also charged, but we front the money and it is paid eventually.

Attempt to be more of a deterrent, the thought is to increase the penalties. Make it more palatable to pay it rather than incur penalties.

Instead of 25 per year, make it 25 per month. If not paid by Jan 1st an additional 250 is added to the balance, hit July 1st, then we get the lawyer involved and all extra fees included.

Couple quick thoughts:

Does the state have a reasonableness for late fees.

Very vague statement through the state that says something about reasonable, but no specific number.

What is the final payment if they didn't pay for a year  $120 + 300 (12 * 25) + 120$  + interest = around 1000 plus attorney fees.

If someone is living in our neighborhood and can't afford they shouldn't live in the neighborhood. Amazingly low annual dues

6 homeowners currently late

We will let them know and mail certified for late ones.

Point brought up that it might be better to have an attorney email them and let them know about the extra dues. In the past this hasn't been affected and costs 400 when we have the attorney to mail them. Even more money to get an attorney to place a lien.

There's only a few people. Reasonable to have a monthly letter and a quarterly certified letter. Notification and small fines have not been effective.

Need to update the collection policies if this motion passes, previously in the collection policies we may need to allow the option of payment plans.

Interest should start as of July 1st not for the entire year.

Why are dues due on July 1st? Given grace from Jan 1 to July 1 and then penalties start

Have we considered using a collection agency and affecting the credit of non-complaint homeowners? Answer: no we have not considered. We'd have to investigate what that would entail and cost and what we would recover. David checked into it and has nothing worth carrying forward.

Will consider increasing notifications and letting people know.

Motion for changing penalty structure: Adam

Second by: Larry Strauss

For: 55

Oppose: 1

## **Dumpsters**

Last year had 2.

Thoughts of location: Considering side yard on Mallard circle for one to share it with the other side of the neighbor Answer: will talk with the homeowners where we are considering it

Dumpsters were out until they were full, first within a couple hours, second within a couple days

Can we encourage recycling Answer: Board does, sent an email with what not to put in and what to put in landfill diversion center, can add more signage on it with what to do and where to take stuff.

More worried about e-waste Answer: They will fine us if we throw the wrong stuff in it. Can put in the letter that we do it.

Can we drop on a Saturday Answer: Need to coordinate with the company.

Could we provide a flatbed trailer for driving to the diversion center <- not really  
We can add more info about where to take stuff we can't do (like best buy, staples, diversion center)  
Spring collection of branches is coming up for shredding and pickup  
Cost: 370 per unit, no overcharges (even though a bit overfilled)  
Does go to a landfill and it is restricted on what you can throw in it

### **Parking Issues**

Heard some concerns about parking from neighbors  
Currently: the board we don't have a lot of jurisdiction to prevent routine traffic or parking on the streets of the neighborhood. That is infringing upon homeowners and city. Non-running vehicles are different. Have some details about parking if anyone is interested. Don't have the ability to tell someone they can't park their routine vehicle somewhere  
Commercial vehicles that are signed and owned, request they remain within the driveway and don't infringe upon the sidewalk. RVs may remain on the street for up to 72. (Roz/homeowner: City changed that to 24 hours period for the street). Don't have jurisdiction to say what people can keep at their house in their garage. Junk on the outside is a different issue. (In process of working through a situation in the neighborhood). We don't have the ability to ask people to move from parking in front of people's houses. If there is a problem notify the non-emerg line and discuss it with them and have them come deal.  
Asked about tow truck allowed to being parked on the street. Commercial vehicle is not supposed to be on the street. We are notifying the owners about where they need to keep it. We request the neighborhood to be considerate, but can't require it.  
Code enforcement very hard to enforce because they have to catch the vehicle in motion/act  
Noise ordinance discuss with city.

### **Budget**

Funds for fence maintenance and any attorney fees that need to come up  
Any guidelines regarding gifts the board is allowed to give out <- No and there are no plans to give out gifts.  
On the budget Social - Gifts Answer: there are for the social committee Yard Of the Month, christmas halloween. Social committees opposed to gifts to the board. Donated some money form oktoberfest  
What fence? <-Brought up map of neighborhood and explained.  
Lawn maintenance <- Big difference, upcoming

### **Spring/Summer Flowers**

Bernie's wife planted all the flowers (Diane)  
Thought was to continue searching more volunteers to help plant out. Only need a person or two.  
Landscaping to hopefully cut weeds

Thoughts of putting up winter holiday lights at both entrances (plateau and sunset)  
Neight have electricity would need to discuss with homeowners to see if they would be ok with us to use their electricity for these things. If answer is no, fine. Most homeowners are fine with it. We would have to hire someone to string lights. (Roz has a recommendation of a company)  
One entrance it looks like is someone personal tree.  
Have put lights at the island, great the neighbors there, but the rest didn't ahve a chance to enjoy.  
Not best use of funds to decorate an entrance most people go by

Motion:

To use the maintenance budget to also include paying for spring and summer flower and the winter holiday lights at the entrances to the neighborhood (Flowers at one and lights at two)

Second: Eric staples

For: 52

Opposed: 3

### **Maintenance**

Several pleas via newsletter to let us know if there is damage. Landscape company went around to flag things, Bernie needs to go flag more.

Request: If you see something wrong, tell bernie ([maint@fachoa.org](mailto:maint@fachoa.org))

We will hire someone to fix what we can, bigger stuff taken care of by the handyman

No needs to repair large sections of the fence according to what Bernie can see.

If you have posts that are rotting or stuff on your side that Bernie can't see, let him know.

Roz recommends the last handyman

Last we were rebid maintenance work and save significant money (~2000). Haven't heard any complaints.

Last year's budget included upgraded sprinklers to save water. (~375) Won't have that ongoing  
Complaint about the company: sprinkler heads at the west end of the island were broken and dead grass.

If you see anything wrong with the sprinklers or company, please complain to maintenance. Did hear about that and did have them fix that, but only after 2 weeks of 90+ heat.

### **Website**

Budget significantly cut this year due to renewing everything until 2022 in 2017. Webmaster is looking at updating the website to be more modern and be easier to update. Hoping to use most of the pre-paid towards the new website and it may end up cheaper in the long run.

### **Replacement Board Member**

Last day for Blige (Vice President). Thank you for your service.

Need an additional replacement.

Adam & Vann has one year left

Bernie, Phil, Tiffanie, Jen have 2 years.

Time commitment: handfuls of meetings (< 7 over Adam's 2 years) usually in evening, coordinate schedules for what works best. Last hour - two hours. Emails come through (~10 a month).

Homeowner: Person coming on the board does not have to fulfill the vp role immediately.

Volunteer: Eric Staples

Motion: Adam

Second: Wendy Gaffield

All in favor, passes

### **Social committee**

Easter egg hunt coming up. Preparing for it, spending a bit more, but will have some reusable elements and crafts for the kids.

Thinking about adding more to 4th of July parade, getting a firetruck if possible, allowing kids to decorate bikes/modes of transportation before. Maybe have a barbecue after

Volunteer for oktoberfest? (Adam Kuyt)

Need help with soliciting sponsors

### **Open forum**

**Fence:** Sounds like it has years to go before its demise, time to review interior fence guidelines?

-To what end? Add steel posts can help longevity. Try to change aesthetics? Get some people together for that. Privacy vs split rail? Something we can consider. Need to submit an email to the neighborhood for specifics to include.

Big issue, appropriate to review height and material, is this serving the purpose

If we need to replace interior fence can we talk with someone we like?

-Hired a guy we knew to fix perimeter. Had Monroe come in to give us an estimate on the fence. Seemed to know what they were talking about no specific company we recommend or require you to use. People have shared the costs of the fence between neighbors

Paint colors and design committee

-Paint colors used to be a palate in the guidelines and has gone by the wayside. Current recommendation is that as long as it conforms with the appropriate aesthetic of the neighborhood it will be approved. Forms for submission are on the website. Include the information about the paint colors, and confirm it should be approved. Some people have been able to submit electronically, otherwise it's been looked up if you include specific color information.

Submit before you start! At least 2 weeks, usually couple days.

Garage doors

-Need approval? Had 2 replacement requests in the last year. Yes, it should probably be submitted as an architectural change. Get windows, doors,also. Even get replacing with the same stuff submissions. External visual changes, please submit [arch@fachoa.org](mailto:arch@fachoa.org)

**Nothing else**

Adjurned

Second: Eric Staples

Favor: all