

- I. Welcome - May 1 2019
- II. Quorum met (Minimum of 27 households/proxies required.)
 - A. 22 proxies, plus 17 households
- III. Board member - Introduction
- IV. Committee reports
 - A. Treasurer/Financial Report
 - 1. The main asset we have to manage is the fence, most of the budget is to hold money to replace.
 - 2. Approximately 134K in the budget for replacement if we had to replace today, 12-13K we save per year fence.
 - 3. Some of the money also goes toward island upkeep and the entrances
 - 4. Approximately 98% paid dues for the last year. Our fines are really low; however can't make fines really high b/c our fee is so low to start with. We have used attorneys to collect for fines. It doesn't make a whole lot of financial sense to do that, more just to help people know we are serious about them owing dues.
 - 5. Our budget doesn't change much from year to year. Mostly the same from year to year. Save money for fence, spend on social committee and upkeep of common areas
 - 6. Vann's term is up this year. Need someone to replace him as a board member and board will meet to decide on treasurer position
 - B. Maintenance
 - 1. Fence looks in fairly decent shape, have started mowing, couple spots need some repair, Bernie has asked the company to schedule the perimeter for mowing. Eagleview Circle island mowing has started.
 - 2. Backflow still needs to be inspected, not expecting any problems
 - 3. Had an issue with irrigation at front, there was a pinched line. Landscaping company to repair as part of sprinkler startup.
 - 4. Any issues with fence or land behind fence or anything report maint@fachoa.org
 - C. Social
 - 1. Held the Easter egg hunt this year. Some complaints of maybe it started early. Will change messaging for next year of gather at x time, hunt starts at y time. Possibly hold back some eggs for late comers also.
 - 2. Planning on 4th of July parade this year, will talk to Adam about getting firetruck again. That was a big hit last year.
 - 3. Oktoberfest will be planned for Sept-ish again and more to come on that later
 - 4. Dumpster
 - a) Cardboard got thrown in this year, upsets people because that is recycling. Will post reminders if we do dumpster again
 - b) Took about 2 days and then overfill

- c) Will keep reminding neighborhood about what is expected and not expected

D. Architecture

1. Lot of activity this past year with all the roofs and weather that we had.
Most roofs are generally approved
2. Reminder all external changes to the homes needs a project approval form, 99% no issues, just a technicality
 - a) Even if the same color, send in an approval
3. Question: Would there be any roof system that would not be approved
 - a) Some interesting colors that would be shocking and some that are less appropriate materials like asphalt and ceramic and those wouldn't be approved
4. Question about the slightly on the unusual side color house that was painted in the last or two.
 - a) There is no color palette is maintained, recommendation is colors within nature and fairly consistent with rest of neighborhood
 - b) Green & yellow house - background approved by a previous committee several years ago and some issues that it couldn't be done in a reasonable amount of time; homeowner asked if needed to resubmit and said he had it; puts us at liability if we say no b/c it was prior approval. Adam has walked the neighborhood and there are houses in similar colors to this one and some other interesting choices in the neighborhood.
 - c) Bigger problem that we no longer have a palette
 - (1) Suggestion for board: maybe we should have a color palette that we can look to

V. Board members

- A. We are required to have 5 or 7, Adam and Vann's terms are up this year. Need to replace them.
- B. It would be nice to have two people join
- C. Dave Weinberg offered to join
 1. Past president and past treasurer
 2. Adam: Motion to elect
 3. Seconded
 4. All in favor; no opposition
- D. Kurt Roy offered to join
 1. Adam: motion to elect
 2. Bernie: second
 3. All in favor; no objections

VI. Board member positions

- A. There is a concern among the existing board members that we will not have someone to take on the full treasurer position. The running thought is that maybe

we can hire an accountant/bookkeeper to deal with the money and checks and be reportable to the board

- B. A couple bookkeepers/accountants would cost around \$65/70 per hour
- C. One bookkeeper was \$30/hour and once she had understanding of work involved would move to a monthly fee.
- D. Their main duty would collecting checks and depositing into bank account (2 months it's fairly busy) and would need to help make sure that the bank account and our books were keep in sync and track information on spreadsheet ledger
 - 1. The treasurer would run bank account, this bookkeeper would collect checks and keep track of money and who paid who didn't and money being spent in different areas
- E. Question: Do we have to bond people who take these positions?
 - 1. Answer: Do not believe so because the treasurer would write checks and this person would do more of the busy work of collecting checks and depositing money.
- F. Motion: I would like to make a motion to give the oncoming board of directors to hire an accounting person to perform the duties of treasure if they are unable to identify a member to perform this duty
 - 1. Adam: motions
 - 2. Second
 - 3. All in favor, no opposition

VII. Committee member positions

- A. Architecture
 - 1. Adam is leaving, but will stay for a month or two to help with transition, Phil will stay on it
 - 2. Steven Friedman volunteers
 - 3. Ben Wolpoff volunteers
 - 4. Mike Noonan volunteers
- B. Social
 - 1. Adam will join to help out

VIII. Neighbor comments

- A. Neighbors are utilizing code enforcement to enforce weeds/dead trees/etc, because they don't feel board isn't taking care of anything,
 - 1. The board does not go out and search for violations and we do rely on homeowners reporting it. We have not gotten a complaint in a fair amount of time. Any time board gets complaints we do go out and look and talk to the homeowner or possible and if need be send out enforcement letters
- B. Complaint: People don't want to be labeled as troublemaker when they make complaints.
 - 1. Board: We are volunteers and don't see everything going on in the neighborhood.
 - 2. Board: Also we can't go into and peek over fences to police backyards

3. We on the board don't have time to go around and police it unless we see, if someone says something to us we will write letters and talk to people, and write letters if we need, its hard for the board to know everything

C. Question: Out of how many letters do we have to get to the 3rd letter to homeowners

1. Very few times we have needed to get to the 3rd letter

D. Board's response:

1. In next newsletter we will put more into on how to report and remind everyone that the board can't see everything. We do welcome questions and comments from the neighborhood.
2. There are some things we don't have control over, there have been times we have told the homeowner we can't do anything about that

IX. Adjournment

- A. Pete: motion
- B. Second
- C. All in favor, no opposition