

4/23/25 HOA MEETING

Meeting was called to order on 4/23/25 at 7:05pm by President Scott Midler. Scott reviewed that the purpose of the meeting was to: 1) Review the budget and 2) Secure new board members. The President and Treasurer positions were definitely overdue in securing new people. There were enough homeowners present, including proxies, to secure a quorum in case any voting occurred.

The first topic involved the budget. Copies of the Budget were provided. Regarding the social budget, \$2,000 is available if anyone would like to lead social events. Jennifer W of 2326 Eagleview Cir. has items available to anyone interested in securing them for social events. She is not available to lead this role at this time.

The next item of discussion was the recent straw effects that had been left along the fence on Plateau. Roz C. did contact someone regarding them, however, in the meantime they were removed. She did find out that they are to be left in place until 80% of the vegetation is grown. Pres. Scott M. reminded everyone that the HOA no longer has any responsibility for the perimeter fence that was replaced and it mows along the perimeter fence line not out of responsibility, but only as a way for our neighborhood to remain neat along the exterior of our neighborhood. The HOA has no easement for that property. It is the city's responsibility, however, it is understood that we will continue to keep it mowed to insure upkeep. Kurt of Mallard Circle confirmed city ownership and clarified HOA responsibility.

Utility budget increase was due to a repair needed. Jennifer W. mentioned that if we scheduled watering for a bit later in the AM, she would be happy to keep an eye for any mishaps with the sprinklers. Pres. Scott M. will note to our landscaper to water at a more reasonable time for this.

The landscape budget number was confirmed as many homeowners were concerned with it being high. It was verified that 3 bids were secured when making the selection of the landscaping company. Many homeowners agreed that landscaping has increased in cost and the current budget is acceptable.

The legal budget was tabled until later in the meeting as it related to discussions concerning our governing documents.

It was noted that we have changed banks to High Plains Bank for better rates and the ability to do online dues payments through them. We will need to increase that budget to approximately \$1,000 for the year to accommodate for that service.

The increase in Mailings budget was due to using Post Net for our mailings. They do the whole process including stuffing envelopes and mailing letters timely.

Abby of Eagleview brought up safety concerns and how it may be handled by HOA. There was a group discussion concerning the speed of cars etc. in the neighborhood, including people using our neighborhood as a detour due to the recent increase in traffic on Hover. In the end, while safety is everyone's concern, it is not the responsibility of the HOA to monitor this. Phone calls need to be made to the police and the more phone calls we can make, the better chance we have of being heard and being attended to.

Kaylan of Mallard Circle brought up a past subject of having the city take over our community owned common area on Eagleview. She stated that this was discussed in the past, however, nobody on the Board was familiar with this topic during their tenure. The overall discussion led to the consensus that if the city owned this, it would not get the attention that we currently provide and therefore, may not be kept up to our expectations.

Jennifer brought up a line on the budget sheet for outstanding 2024 dues and it was confirmed that we have not received payment from a couple of households.

There was a very long discussion regarding rewriting of the covenants. Currently the expectations for our community are not written in the correct documents. Hence, we currently have a \$12,000 legal budget to cover revising the documents to clarify the intentions of our neighborhood regulations. Our adjacent neighbors, Creekside, recently went through this process and we would follow their example of getting a subcommittee to put together what items we would like included in our final documents, have an attorney craft the documents, and in that process, have the attorney attend a town hall meeting to answer questions. Because there was a lot of discussion regarding the need for this and the cost associated with it, the community took a vote and it was nearly unanimous that governing documents are desired by the homeowners and therefore, the process should move forward. A discussion was also held regarding changes people have made to their yards etc. and whether these need to be reversed due to new covenants or perhaps those they have ignored in the past. While changes would seemingly be grandfathered in, any new adjustment, including those to previous changes, would likely then have to follow the newly accepted covenants.

Wendy brought up a prior conversation regarding securing a management company to handle our HOA. She had concerns as she did not see discussion regarding this. Treasurer Liela H verified that she had looked into management companies and the cost would increase our dues substantially, approximately \$200/month or more per homeowner. After finding these costs to be a considerable increase than our now \$100/year dues, the idea did not have further discussion. Also, it was discussed that without an updated covenant, a management company would be a mute point as they would have no directives to carry out at this time.

Another point brought up was covenants vs. guidelines and could we just amend what is currently called our guidelines now. We must revise our current covenants if we would like to proceed with enforcing those guidelines properly. Roz also reminded the community that all new

homeowners must sign off on the covenants indicating that they understand them and will abide by them.

Wendy also brought up the concern about rentals. She indicated that she has neighbors with rentals and that when complaints have been made to the Board they have not had responses. The Board was not aware of unanswered concerns. However, rentals are a concern for all regarding enforcement of covenants and another item that will be addressed in the revised covenant process.

David brought up a concern of needing to study enforceability of covenants before spending money on the process of revising them. The majority of people agreed that without covenants, our neighborhood has nothing to back us when we want to improve conditions in our community.

David also brought up that due to our \$38,000 surplus he made a motion to cancel the 2025 dues. Kat G brought up the point that \$100/year is not a lot for HOA dues in case expenses arise. President Scott M requested we take a vote to determine if the community that was present wanted to cancel dues for 2025. The majority wanted to continue dues of \$100/year.

President Scott M made a motion to approve the budget. It was seconded by Jennifer and the budget was approved unanimously.

President Scott M asked for interest in being on a committee for updating the covenants. Those in attendance shared that they would like to see what we have currently been working on thus far and would then commit to assisting. Scott will put documents on the website.

The last item of the agenda was Board Members. The only person who expressed interest in helping was Adam Kuyt. It was confirmed that Adam would meet with the current Board after the meeting to determine positions.

There were a few other items discussed as the meeting was closing: Lana C asked if the attorney we secured was specialized in HOA law and it was confirmed that they are. Neena K asked how the Board would make people comply and President Scott M explained the process steps that starts with a friendly letter and may actually end with putting a lien on the property. Zoe M commented that from what she has seen most people are responsive to letters and further steps are usually not necessary. David added that from a landlord's standpoint, they are usually grateful to be notified if there are problems with the property.

Mike N made a motion to adjourn and it was seconded by Jennifer at 8:26.

Board members met after the meeting to confirm changes of positions. Scott Midler Pres. will be replaced by Tom Trader. Laura Woeste has committed to the position of Secretary.

Leila Haynes has indicated that she will remain Treasurer. Other positions will be discussed at meeting to be held at an agreed upon date.