

April' 23 HOA Board Meeting Minutes
4/10/23 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025) Absent
Laurie Riedeman, (2024)

Property Manager Al Orendorff, Trio Property Management

Owners present: M. Hill, Matt Hise, Kristin Caldwell, Molly Stoll

6:35pm Meeting Call to Order - Gregg

6:36pm Approval of March Board Meeting Minutes and Agenda additions:

CHANGES to March minutes

#15 Craftsman brown, #14 would then be painted green (rather than brown)

Ryan not Brian

No problem of noise in #923

Motioned, seconded and all approved

Addition to Agenda: Board activity since last meeting

6:44pm Manager's Report - Al

Operating Account: At the end of March, \$38,297.49. As of today HOA has \$22,033.15.

As of the end of March we are running \$42,267.99 UNDER budget. This includes the March roof payment to Greenpoint. So far in April we have paid \$27.9K in bills with approximately \$3.5K of additional expenses. We already paid the Greenpoint April payment of \$13,818.

The major delinquencies are slowly improving at \$100 a month. There are several others in the 0–30 day area that are still pending.

The 2023/2024 Budget – Our fiscal year ends June 30th and we need to be thinking about projects for the upcoming year. Once the April financials have been completed, Al will prepare a first pass for the 2024 budget.

Maintenance:

Unit #950 & Building 10 - Sewer Drain Assessment - DrainAway is tentatively scheduled for first visit on Thursday 4/13.

Unit #901 - downspout reattached; A trellis is available to replace what Owner desired and will be offered.

Woodpecker Flicker holes have been repaired.

The east fence next to apartment buildings: GTL plans to start the fence project by the end of April or early May at the latest. GTL called for new locates since the prior ones expired.

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Parking & Towing: Hamilton Towing sent over 2 typical signage examples. One image says *Authorized Parking Only*. Notification: Have to take pictures twice before towing. If we add **Fire Lane signage** then we could tow immediately. The concerns voiced were:

2 problematic scenarios: (1) Contractors/Guests parking on street make it hard for trash/emergency vehicles to pass. (2) Those who aren't Guests should not be parking in Guest Parking. Owner/Resident cars need to park in Owner/Resident slots, not in Guest Parking.

What should signs say? Not "Authorized Parking Only" as some signs are for Guest Parking - there it should say something different. Signs for Reynolds Farm Lane should say *No Street Parking* or similar. Important that the signs reflect and address the problems in each area.

What do HOA Rules & Regulations say? AI screen-shared Rules & Regulations. #2 somewhat misleading. #7 - Bonnie sent pictures of problem today.

Expired license plates are the responsibility of law enforcement; not the HOA.

Abandoned vehicles; there is an inoperable van in the Bldg 2 driveway. It hasn't moved in more than several months. A boat is now on the grass.

HOA has to put a notice on the car even if it's in the Owner/Resident's driveway.

• Some of our Rules & Regulations are now incompatible with the new state regulations. The Board needs to review our Rules & Regulations fully, not just the parking policy, and make a decision at the May board meeting. The Board needs to have a separate meeting, all Owners are welcome, to discuss changes regarding parking. The Board is suggesting that we change Rules & Regulation in #2 to: HOA contractors can park on street (e.g., Turf/Snow). No parking on street otherwise. Contractors hired by Owner/Resident should park in the Owner/Resident's driveway. A meeting for a future day and time will be scheduled and Owners will be advised.

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7:00pm. AI passed on a message that there was concern that there's a white van in the first cul de sac in which a woman occasionally sleeps there at night and she has a dog. AI suggests that we call the police when we see anything like this.

Painting: Vendor H3 Painting has been paid first payment; needs building schemes and paint numbers sent to them. Buildings 14, 15, 2. (5 & 11 in next fiscal year). Referred to March minutes for paint colors from painting committee.

Grounds/Maintenance/Turf:

Contract: Jeff is awaiting the final signed copy of a contract and would like to start the spring cleanup ASAP. Bonnie will bring to Gregg to sign.

• Irrigation: GTL confirmed we should be able to start water system as soon as HOA would like. Garrett is not aware of any technical issues with the system. In next week we have warmer weather and we could test. But don't turn on for the season before freeze potential is over.

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Mailboxes next to Bldg 1: Ryan will fix. The bill should go to Turf Paradise as it was damaged during snow plowing.

7:29pm Board activity since last meeting.

Voted to hire H3 Painting as painting contractor. Approved 5-0.

7:40 Old/Ongoing Business

New House Bills/Policies related to HOAs

Gregg has signed; Karen hasn't as one sentence needs to be changed. AI will get that to her.

Building Painting Board

Addressed in Manager's Report.

Question: Molly is in building 4 - already been painted.

Parking Signs AI

Addressed in Manager's Report.

Look at our Rules & Regs to make consistent with new state legislation.

We can put up the 2 new signs at each entrance right now.

Unit #901 Trellis AI

Addressed in Manager's Report.

Re: #901 Trellis: Does Owner realize that she can't put it against exterior property and grow a vine there due to painting. AI stated that he would remind owner of this.

Guest Parking Violation Bonnie

Addressed in Manager's Report.

Unit #950 and Bldg 10 Sewer Drain Assessment AI

Addressed in Manager's Report.

7:50pm New Business

Irrigation, Sprinkler start up and Turf Paradise AI

Already covered.

2024 Budget Preparation Board

Already covered.

ACC Requests: Two requests:

Unit #950 - Wants to pave the whole front side, all flat one level. They won't need water. Bonnie and Bob to come over to review. Sounds like it will be a big improvement. No permits required so the contractor is ready to start in April and Owners wants to get on their schedule so needs approval soon. It will take 3-4 days to complete. AI suggested that they wait until sewer issue is resolved so they don't have to rip it out. Board will make every effort to approve ASAP. Motion: Waiver to allow Owners to park in Guest Parking for the duration of work. Motion: Bob; 2nd: Gregg. Approved 3-0.

Unit #953 - Motion to approve units front courtyard as long as state on the form: "as long as applicable building codes are followed. Owner is responsible for staining and maintaining the back porch/deck."

Irrigation ditch on 9th filled with trash: the City's will clean it up.

Seasonal Newsletter: The Items to include: Parking policy. Decks - stain & maintain during the summer. Changes to the Rules & Regulations when these are completed.

7:59 pm Adjourn - Motion: Gregg 2nd: Bob. Approved 3-0.

