

Patterson Gardens Homeowners Association

Annual Meeting Minutes

February 15, 2022

Meeting began at 6:32 PM.

Introduction of Board of Directors:

President: Monty Luellen
Vice-President: Barb Sundermeier
Secretary/Treasurer: Therese Luellen
Board Member: Ellen Wells (absent)
Board Member: Diane Perry

Members present: Monte & Therese Luellen, Barbara Sundermeier, Patricia Star, Diane Perry, Mark Mayo, 3 proxies were received.

- Quorum was met [4 required; 9 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Barbara Butzen

2020 Minutes were approved as written. M/S/C [Approved minutes are posted to website.]

Old/Unfinished Business - none

New Business

- Pool, liner, steps and handrail are all installed. Other needed repairs are being addressed by Watermark Spas. Will still require \$10,000 to \$12,000 to get up and running.
- The deep end of the pool has been changed from 8 foot deep to 5 foot deep.
- **ABSOLUTELY NO DIVING IS ALLOWED**
- The HOA is trying to have the pool open by the 1st of May through October 31st.
- Doors are locked for safety reasons. A four (4) digit code is assigned to each unit - All registration must be up to date before a code will be issued. Pool registration is also required.
- Discussion regarding increasing pet fees for dogs that exceed the weight restrictions of 25 pounds.
- Goals for 2022:
 - The Pavement repair/replacement is still being discussed. The Board had a bid for replacement, however at that time it was over \$300,000.
 - Irrigation repair/replacement - The system needs to be updated. This will be approximately a 5 to 7 year project.
 - Pool - May 1st through October 31st.
 - Security camera system
 - Paint - inside and outside
 - Mailbox numbers on the mailbox (for clarification) BS has schematic of assigned addresses for number placement.

- Install Wi-Fi security cameras on grounds and pool house. The cameras would monitor the dumpsters, pool and grounds for pet waste issues.
- Tree removal from foundation areas.

Presentation of 2022 proposed budget.

- The Board of Directors has voted to increase the dues by 5% for 2022. Effective 1/1/22 monthly dues will be \$241.50
- Loan will not be paid off at maturity, will have to extend time frame.
- Proposed budget approved as written. M/S/C 0 opposed.[Approved budget will be posted on website]

Nomination and election of Board Members:

- Monty and Ellen are both willing to serve again.
- Floor opened for nominations
- Comment that the Board is doing a great job.
- Mark Mayo was nominated however, he declined at this time but will entertain attending Board meetings.
- Motion to elect Monty for an additional 3 year term. M/S/C all in favor.
- Terms continue as follows: Barb to 2022, Monty to 2025, and Ellen to 2022, Therese to 2024 and Diane Perry to 2024.

Other Business:

Comment made that the fence replacement on Patterson is not tall enough to prevent flashes from windshield traffic.

- Suggestions to prevent included possibly planting of bushes (take a long time to grow)
- Possibly some window awnings or window film, or some lattice at the top to extend the fence height.

The meeting adjourned at 7:29 PM

Minutes taken by
Barbara Butzen
Heritage Property Management