

0034

HOA BOARD MEETING

4/1/2018 2019

MINUTES

Present: John Schmidt, Victoria Skold, Ed Folga, Martha Behrle

John called the meeting to order at 5:33 pm.

1) Discussion followed on the budget not passing.

John explained that the budget vote was erroneous and that the Budget actually had passed.

2) A lengthy discussion followed regarding increased monthly dues vs. an initial one time assessment to owners.

It concluded with assigning Ed to revise the annual budget with monthly dues of \$295/month. This would include the current \$21/month assessment which would have to be revisited when that expires in 2020.

3) Brief discussion on researching the \$ obligation of the owner of vacant lots to cover the maintenance of that land. Elizabeth will review original purchase agreement of lots for language, if HPM has said document.

4) Sicca's roof leak mold problem was discussed as to if HOA is responsible.

5) There was a motion made, seconded and approved to have the ARC members physically review the exterior of the units, determine necessary repairs, and draft guidelines for priorities and releases. In the case of Pergolas, it was agreed that there will be a moratorium on any approvals until these guidelines and releases are established and approved by the Board. The ARC members are Ed Folga, Keith Cracraft, Connie Cooper and Jon Michael Ogburn.

6) Jackie will research what is necessary to amend the CCR's regarding real estate signs as well as increasing owners' responsibility for the physical maintenance of their unit.

7) The decks repairs were reviewed. Ed and the ARC will have a contractor inspect the decks to determine what should be be done about current defects and what preventive measures can be taken to avoid further deterioration.

8) Ed is finishing up getting new bids for insuring the Shadow Run complex , to be reviewed at our next meeting.

9) The revised budget will be presented and voted on at the next Homeowners Meeting, scheduled for Monday, April 29th, location to be determined.

The meeting was adjourned at 7:10 pm.

Submitted by Martha Behrle