

Patterson Gardens Homeowners Association

Annual Meeting Minutes

November 20, 2018

Meeting began at 6:29 pm.

Meeting minutes were approved at the November 19, 2019 Annual Meeting.

Introduction of Board of Directors:

President: Monty Luellen
Vice-President: Tom Sheldon
Treasurer: Barb Sundermeier
Board Member: Ellen Wells

Members present: Monte & Therese Luellen, Tom Sheldon, John Phillippe, Sandy Williams, Patti Herland, Ellen Wells, Barbara Sundermeier, Patty Star, Tracy Berg; 5 proxies were received.

- Quorum was met [4 required; 14 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Marvin

2017 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business

- Pets - there continue to be issues with pets
 - Registration will be updated in January 2019.
 - HPM will follow up on pet violations

New Business

- Transients on property- owners are requested to contact the police if transients are observed on the property.
- Review of Board of Directors accomplishments for 2018:
 - Parking lot was sealed and repaired
 - ½ of the roofs have been seal coated to prolong the life of the roofs. Buildings 2,3,4,6, and 7 were done and buildings 1,5,8,9, and 10 are scheduled for 2019. Some roofs were also repaired as needed.
 - New roof was installed on the pool house.
 - Trees have been removed and will be replaced with new trees
 - Terminex inspection - all buildings/units inspected were found to be free of termites.
 - Irrigation repairs
- Pool Repairs:
 - Pool liner will need to be repaired or replaced in 2020.
 - There is a large expense to keep the pool open. It will continue to be closed in the winter months.
 - Faith Construction evaluated the building itself, which was reported to be in good shape.
 - Boiler is 5-6 years old.
 - The pool will be open May to October 2019.
 - The savings of not having it open for the 2018 season allowed for the replacement of the roof.
- Insurance - quotes will be gathered to be presented to the Board

Presentation of 2019 proposed budget.

- The Board of Directors has voted to increase the dues by 5% for 2019. Effective 1/1/19 monthly dues will be \$210.
- Opinion that the HOA dues are currently high- the cost to maintain the amenities account for this.
- HOA dues are to be put towards necessary improvements and maintenance.
- Brief discussion on the Miscellaneous Income line item. This is collection from the former management company.
- The HOA has savings, however as a condo association the HOA has several potential expenses that it must consider.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- The Board currently consists of 4 members; however, the Board can have up to 7 members per the Bylaws. Each term is for 3 years.
- Barb's term is up, however she volunteered to continue serving.
- Monty Luellen's term expires in 2020, Tom Sheldon's term expires in 2019 and Ellen Wells term expires in 2020.
- Nominations from the floor were opened.
 - There is an individual who is not a homeowner who is willing to serve on the Board of Directors.
 - According to the governing documents this is allowed by Patterson Gardens.
 - Discussion on what the advantage vs disadvantage may be of having a board member who is not an owner.
 - The Board has met this prospective board member
 - Each Board member has a fiduciary responsibility to the HOA as a whole, the responsibility will be the same for this board member as well.
 - Carolyn Ridenour was nominated as a Board Member.
- Nominations were closed.
- Vote to approve the slate of candidates as presented. M/S/C. None opposed.

The meeting adjourned at 7:21 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management