

# Spanish Trail Homeowners Association, Inc

## Annual Meeting Minutes

December 16, 2020

Meeting began at 5:46 pm.

### Introduction of the Board of Directors

Board Member: Deb Jensen  
Board Member: Robert Rentie  
Board Member: Stephanie Heald (absent)

Members present: Janeth Luna-Ruiz & Adam Ruiz, Duane & Christine Lofton, Kay Yeager, Deb Jensen and Robert Rentie.

9 Proxies received. 14 properties represented in person or by proxy.

### Introduction of Heritage Team:

- David Caldwell
- Elizabeth Blevins

2019 Minutes were approved. Motion/Second/Carried Approved minutes will be posted to website.

Old/Unfinished Business - None

### New Business

- Discussion on fencing repairs and requirements.
  - There was a fence on an owner's property near 720 Spanish Trail Drive. The fence was in disrepair and the Board requested that it be repaired/replaced/removed.
  - Kay believes that this fence should be replaced.
  - The Board has decided that this fence did not need to be replaced and the HOA will not pay for its replacement as it is not a fence that is specifically required.
  - The HOA documents so not specifically state where fences are required.
  - Kay would like to appeal the Board's decision
  - It was also suggested that signatures be gathered to change the guidelines - Any change to the CC&R's require a 67% vote of the owners.
  - The Architectural Committee does have some latitude in this area as well to set guidelines.
  - ACC must review all changes to the exterior of the property (this would include changing paint colors, adding or changing fences, building sheds, etc.)
- Janeth states that there is a bush in the front yard of one of her neighbors that has not been trimmed by the HOA's landscaper. This information will need to be submitted to HPM to follow up with the landscaper as the HOA pays for the bushes to be trimmed 1x each year, typically in the spring.
- It was reported that there are also several bushes that extend out into the sidewalk. These will need to be addressed by the landscapers

- All owners pay monthly HOA dues regardless of what landscaping takes place on their property. The HOA dues cover more than just the landscaping. Details in the budget.
- Neighbor issues must be addressed between neighbors. The HOA will not be involved. Comment that neighbors should be respectful of each other.
- There are currently 61 rental properties in the HOA and at least 1 short term rental.
- Discussion on Board member duties.
- The HOA hires legal council on an as needed basis.
- The HOA's enforcement actions are legal and binding under the HOA's governing documents. HOA can also fine for violations. Violations should be reported to HPM when observed. The HOA also has a violation patrol several times a week for vehicles parked on the street.

#### 2021 Budget

- Comment that it appears that the HOA's finances have been taken care of pretty well.
- Motion to approve the 2021 budget as written. M/S/C [Approved budget will be put on website]

#### Nomination and election of Board Members:

- Floor opened for nominations.
- Deb Jensen indicated that she was willing to remain on the Board. Robert Rentie is also willing to continue. Stephanie Heald has not indicated her intention and is not in attendance at this meeting.
- Kay Yeager self-nominated.
- Janeth Luna nominated and accepts nomination.
- Duane Lofton nominated, however declines at this time but will assist the Board.
- Floor closed.
- Motion to accept the current slate of directors as presented. M/S/C.
- HPM will provide contact information for all Board Members.
- The Board will need to meet to discuss positions, etc. Typically the Board meets at least 1x each year. Many discussions and decisions are made via email.

The meeting adjourned at 6:59 pm.

Minutes taken by  
Elizabeth Blevins  
Heritage Property Management