

# Star Bright Townhomes Homeowners Association

## Annual Meeting Minutes

October 23, 2020

Meeting called to order at 6:02 p.m.

### Determination of quorum

- Members present- Makaylee Cloud, Julie Malmberg, Neal Gibbons, Ashlie Kane, Dana Ehlers and Valerie Gilliam
- Gabriele Cahill in attendance as proxy for Curtis Pauli.
- 7 properties represented

### Introduction of the Board of Directors

President - Ashlie Kane

Vice President - Valerie Gilliam

Board Member - Dana Ehlers

### Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

2019 Minutes were approved as written. M/S/C. HPM will post on the website.

### Old/Unfinished business

- Board requested that updated owner contact information be provided by all owners. Currently HPM has received 2 responses.

### New Business

- Roof repairs
  - Comment that the original vendor that the Board was talking to has been difficult to communicate with. Another vendor will be out on Sunday to evaluate the buildings.
  - 2 of the building's roofs were replaced approximately 2012. It was assumed that all 3 buildings were replaced, however this was discovered to be incorrect. This was due to an insurance claim for hail.
  - 255 was not replaced when the others were done.
  - Unsure how old this roof is at the HOA does not have great historical records
  - Board also checked with the insurance company who does not have any of this documentation on file.
- Siding
  - Valerie has checked with Alpine Bank to discover if the HOA can borrow funds to address these items.
  - 1 vendor has advised that the siding needed to be replaced, however a 2<sup>nd</sup> and 3<sup>rd</sup> opinion both indicated that it could just be repaired vs a full replacement.
  - Question about what is wrong with the windows. The Board would like to have all of the buildings look consistent and when they were advised that there would be a discount if the siding and the windows were replaced at the same time, they wanted to pursue this option. Since the siding does not need to be replaced, just repaired the HOA will no longer pursue options of replacing the windows.

- The windows are the individual owners responsibility and some owners have already replaced their windows.
- The vendor on Sunday will provide bids for several items – roof, siding, etc.
- Any special assessment would start approximately October of 2021.
- Comment that there is some concern about the current HOA dues and how an increase will impact owners.
- The HOA dues include water and sewer and are in comparison to other similar HOA's quite low.
- Comment that delinquent owners impact the owners who are paying their dues. Since HPM has taken over management, and in conjunction with the Board, a collection policy has been put into place and all owners are paying the current monthly HOA dues or are on monthly payment plans.
- Xeriscaping
  - The bid is from Thompson's Landscaping.
- Illegal dumping/ abandoned vehicles
  - Comment that this happens all the time.
  - Discussion on the parking issue with the neighboring HOA. They have been advised that the "Arlington Villas parking only" signs are not permitted as the street belongs to the county.
  - The HOA has a towing contract with Northstar Towing as well as notice stickers that can be posted on vehicles.
  - The HOA will have a new sign placed on the front of the dumpster.
  - The Board researched options such as installing cameras - it is not cost effective and would require internet service. Also may not be a deterrent.
  - Discussion about adding a lock/key solution for the dumpster. HPM will assist in gathering cost information although some concern was voiced as to how this would impact some owners.

#### Presentation and approval of 2021 Proposed Budget

- Comment that the "Actual" for 2020 regarding the parking lot repair and property improvements of \$10,051 was part of the previously collected special assessment.
- The HOA has \$4,000 transferred into savings each year.
- Motion to approve the budget as written/Second/Carried with none opposed. HPM will post this approved budget to the website.

#### Nomination and Election of Board Members

- All current Board members will continue for an additional year
- No additional nominations.
- Vote to retain the current Board of Directors. All in favor, none opposed.

The Board thanks all owners who attended the Zoom meeting tonight - owner's input is so important!  
 Board meetings are held quarterly and meeting minutes are posted to the website.  
 If any owners observe issues please notify HPM who can pass this information along to the Board.

Meeting adjourned at 6:48 p.m.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management