

Spanish Trail Homeowners Association, Inc

Annual Meeting Minutes
August 27, 2019

Meeting minutes approved at the
December 16, 2020 Annual Meeting

Meeting began at 5:37 pm.

Introduction of the Board of Directors:

President: Joyce Schweissing [resigned July 8, 2019]
Vice President: Joe Kuta
Secretary/Treasurer: Deb Jensen
Board Member: Carol Nichols
Board Member: Robert Rentie
Board Member: Stephanie Heald

Members present: Sandra Gustafson, Joe Kuta, Leslie Kent, Lary & Alice Daniels, Bridgette Rentie and Stephanie Heald.

Proxies received from: Tim Seeberg, Jessica Blehm, Jim Arney, Lois Roberts, Gregory Moore, James Ligon, Chris & Cheryl Schoch, Gary Bouska, Joana Hugus, Debra Jensen and Rachel Englehart.

Introduction of Heritage Team:

- David Caldwell
- Elizabeth Marvin

2018 Minutes were approved. Motion/Second/Carried Approved minutes will be posted to website.

Old/Unfinished Business -- None

New Business

- Joe discussed projects to be completed:
 - A landscaping company will be contacted to evaluate the perimeter of the HOA to replace the landscaping and add bushes around the HOA's signs.
 - Solar panel and lights to light up the HOA's signs. - Comment that this would be helpful.
 - Discussion on how to keep these items from being stolen.

2020 Budget was discussed.

- Comment that the HOA will likely not need the same amount for legal fees.
- Question if the savings account is drawing interest. According to the income noted on the budget it is drawing a small amount of interest. Suggestion that these funds be moved to a higher interest bearing account.
- Bellco has a higher interest rate offering currently. The Board can work with HPM to find some better options.
- Questions about the late fees.
- Question about snow removal. The vendor is only paid when the service is completed.

- Motion to approve the 2020 budget as written. M/S/C [Approved budget will be put on website]

Nomination and election of Board Members:

- Joyce Schweissing resigned on July 8, 2019.
- Carol Nichols will be stepping down.
- Deb Jensen, Robert Rentie, Stephanie Heald and Joe Kuta are all willing to remain on the Board.
 - Comment from Stephanie that she is currently behind in HOA dues, but will bring her account current and the rest of the Board is ok with her continued service.
 - Comment that in some HOA's Board Members are given discounted HOA dues. This practice is illegal as Board Members are volunteers and HPM advises against this practice.
- Floor opened for nominations - none were received
- Motion to accept the current slate of directors as presented. M/S/C.

Floor opened for questions and comments:

- Discussion on the RV Lot
 - Owners park vehicles in this area at their own risk. The HOA's insurance policy does not cover the vehicles parked in this area.
 - Comment that the HOA would have issues if they just opened it up to anyone. The HOA has a duty to maintain this area.
 - Question about spaces in the RV Lot being available to all owners. The current policy states that the spaces are for residents only, however the HOA's attorney has advised that these spaces are to be available to anyone who owns a unit within the HOA. Spaces may be limited and are on a first come basis.
- Discussion on the landscaping contract
 - There have been some bushes that were not trimmed back
 - Question if they maintain and trim the trees - they do not.
 - At 24 ½ and Jack Creek there is a tree that needs some attention. Joe will look at this with the landscaper.
- Discussion about parking in the gravel
 - Some owners/Board Members feel that it is not a violation to park in the gravel as they do not consider this landscaping.
 - Question if driveways can be extended with gravel or concrete. Architectural Requests need to be submitted and in the case of concrete a city permit will also be necessary.
 - Comment that the CC&R's should be evaluated to possibly be revised regarding parking in the gravel.
 - Motion to contact an attorney regarding advice on this issue.
 - David from HPM commented that this does not necessary need to be voted on at the Annual Meeting as the Board has authority to contact an attorney for legal advice.

The meeting adjourned at 6:21 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management