

Spanish Trail Homeowners Association, Inc

Annual Meeting Minutes

August 14, 2017

Meeting began at 5:30 pm.

Introduction of the Board of Directors:

President: Joyce Schweissing
Vice President: Carol Nichols (proxy received)
Secretary/Treasurer: Deb Jensen

Members present: 3 owners present and 15 valid proxies received.

Introduction of Heritage Team:

- David Caldwell
- Hilary Schwartz

2016 Minutes were approved. M/S/C Approved minutes will be posted to website.

Old/Unfinished Business -- None

New Business

- Notices attached to mailboxes in the subdivision will be removed.
 - Federal law prohibits notices/flyers from being put into or attached to the outside of mailboxes unless they have paid postage on them.
- HPM will contact LiquiGreen as 2 homes represented feel that the mowing is not being adequately done-- whole lawn not being mowed [leaving portions completely un-cut], not edging adequately, and not managing weeds in lawn/rock areas.
- The landscaping contract with LiquiGreen goes through 2017. New Board of Directors will work with HPM on getting BIDs from 3-4 landscaping companies for the upcoming 2018 season.
- Discussion on street parking, trash cans, fences, and shed requirements. All information in regards to these items can be found in the CC&Rs, which are posted on the Spanish Trail page on the HPM website, www.hpmgj.com.
- Questions in regards to automated payments for HOA Dues.
 - Owners can set up automated payments through their bank or through HPM's website under the Online Payment portal.

2018 Budget was discussed.

- Correction to be made to the Water line item-- should be \$0 [not \$1700] due to common areas switching over to irrigation water earlier this year.
- Proposed budget with correction as above approved. M/S/C [Approved budget will be put on website]

Nomination and election of Board Members:

- Joyce has 2 years remaining
- Carol and Deb's terms have expired.
- Floor was opened for nominations--none were received
- No write-in candidates were received on proxies
- Carol and Deb are the only candidates on the slate. M/S to accept Carol and Deb as Board Members for 2018. Verbal vote was unanimous.
 - Board meeting dates and times will be decided at a later date.

The meeting adjourned at 6:15 pm.

Minutes taken by
Hilary Schwartz
Heritage Property Management