

Patterson Gardens Homeowners Association

Annual Meeting Minutes November 20, 2017

Meeting began at 6:33 pm.

Introduction of Board of Directors:

President:	Monty Luellen
Vice-President:	Sarah Britzman
Secretary:	Barb Sundermeier
Treasurer:	Patty Star
Board Member:	Ellen Wells

Members present: Therese Luellen, Tom & Lori Sheldon, Anne & Faron Compton, Keith & Sandy Williams; 9 proxies were received.

- Quorum was met [4 required; 18 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Hilary Schwartz

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

Old/Unfinished Business

- Members reported they have noticed a difference in the neighborhood and believe the neighborhood is looking much better since the Board initiated “walk throughs.” Regular “walk throughs” will resume in spring; however, if a violation is observed please notify HPM.
 - As a reminder please do not put furniture in or next to the dumpsters. Our trash provider will not take these oversized items.
 - Also, please be a responsible pet owner and clean up after your pet as soon as the deed is done!
- The Board contracted with Galaxy Asphalt Preservation to have the street and parking lot resealed, along with repainting of the lines. Members reported they were satisfied with the work; however, this is only a temporary fix and it was estimated the asphalt would need to be replaced in the future.
- HPM still has not received all members Resident & Pet Information forms that were sent out in August 2017. Therefore, HPM will reach out to members who have not turned in these forms.

New Business

- The Board is working on getting a gate installed in the RV Parking Lot to make it more secure.
 - As a reminder to utilize the RV Parking Lot members must pay \$25 per item each month it is parked in the lot. If interested in this amenity please contact HPM.
- Discussion ensued on if Patterson Gardens’ insurance coverage would change if the percentage of rental properties exceeded owner occupied unit.
 - HPM will contact Patterson Gardens’ insurance provide to obtain this information.

- Discussion ensued regarding increasing dues.
 - Members questioned why the increase was needed. The Board responded with the following:
 - The costs to maintain and complete necessary repairs on the units/facilities are increasing each year and the hope is to build a reserve fund.
 - Patterson Gardens has an outstanding loan with Home Loan Bank that is in the process of being paid off.
 - Barb reported Patterson Gardens has not had a dues increase since 2013; however, there has been two special assessments since then.
 - Members decided that a dues increase of \$30.00 was appropriate at this time to ensure all expenses are covered.
 - Vote was conducted by ballot. HPM counted votes [15-yes, 3-no] and dues increased approved.
- Members asked for clarification on the 2017 Special Assessment (\$500.00).
 - Members have until March 2018 to pay off the 2017 Special Assessment.

Presentation of 2018 proposed budget.

- HPM reported after further review of the proposed budget it was determined financial figures from the previous management company (A Better Alternative) from January to March of 2017 were not included in the Actual '17 column. Therefore, those figures will be added.
- Members requested HPM make the following change to the proposed budget.
 - Separate line item for the loan amount owed to Home Loan Bank.
- Proposed budget approved with the corrections mentioned above. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- The Board currently consists of 5 members; however, the Board can have up to 7 members per the Bylaws. Each term is for 3 years.
- Monty Luellen and Ellen Wells terms have expired. Both expressed they were willing to continue for another 3 years.
- Nominations from the floor were opened. None were received.
- Vote to approve the slate of candidates as presented. M/S/C

The meeting adjourned at 7:27 pm.

Minutes taken by
 Hilary Schwartz
 Heritage Property Management