

Pheasant Ridge Homeowners Association, Inc.

Annual Meeting Minutes

May 9, 2019

Meeting began at 6:02 PM

Meeting Minutes approved at the
January 30, 2020 Annual Meeting.

Introduction of Board of Directors:

Member at Large: Eleanor Wyatt (absent)

Member at Large: Marjorie Moon

Member at Large: Debbie Wigutow

Member at Large: Lenee Grisier (proxy)

Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

Members Present: Marylyn Jones, Valerie Thompson, Marjory Moon, Jenny Gurwell, Bea Aden, Carol Hiebert, Deb Wigutow and Susan McBee (proxy for Bill Robedee) 4 proxies were received. 13 properties represented. Quorum (20%) was achieved.

2018 Minutes were approved as written. M/S/C. HPM will post as approved on the website.

Old/Unfinished Business:

- Question about the property with items along the fence on Springside Court - referenced in the 2018 Annual Meeting minutes.
- Comment that the city inspected it and required the owner to remove what was not permitted. What is currently on the property is allowed by city code.
- Comment that it is unsightly and should be removed.
- The HOA may have regulations in addition to the city's guidelines and has authority to send violation letters to homeowners.
- HPM will evaluate this situation and advise the Board.
- Comment that any violation letter will likely be ignored.
- The HOA does not currently have a violation policy. HPM will draft one and send it to the Board for review and approval.
- During the building process this property was granted an exemption for the easement.

New Business:

- Comment that it seems like there is an increased traffic with wrong turns. Will the city provide a sign about no outlet? It is likely that the current signage is all that the city will install, however HPM will check with the city.
- Discussion on landscaping
 - Owners with tenants are responsible to make sure that the property is maintained.
 - When originally developed and built the HOA required a tree in the front yard of a certain diameter. Question if the HOA pays to maintain the trees. The HOA does not. Comment that current state law prohibits HOAs from requiring this type of item and must allow for drought tolerant or xeriscaped landscaping.
- Discussion on the removal and replacement of trees
 - The HOA removed 5 trees that were diseased.
 - The cost to maintain these trees was far higher than removing and replacing them.

2019 Budget:

- Discussion on the proposed increase of HOA dues in 2020.
 - Dues are currently \$40 per month.
 - Comment that Salvador deserves a raise
 - Comment that in one owners opinion the HOA dues should go down not up.
 - Protest to the increased HOA dues.
 - The HOA pays for common area maintenance, irrigation system maintenance, etc. and has seen increased costs.

- If the Board decides to increase the HOA dues beyond what they are permitted to do in the governing documents there will be a vote at the next annual meeting.
- Comment that a \$5 per month increase will not cover the deficit.
- The only way to do this is to decrease expenses or increase income
- The Board is trying to be sensitive to owners on a fixed income by implementing incremental increases vs a large increase.
- Question about what the insurance covers - Liability and Directors & Officers
- HPM charges \$2.00 per piece for mailing. This is an increase from previous year.
- The HOA sends out quarterly vs monthly statements to save on this cost.
- The HOA has a CD through Edward Jones
- Question if the HOA pays taxes on common area - they do not as a non-profit HOAs are not taxed on the common area.
- Question on how the HOA is doing as far as delinquent homeowners. There are only a few at this time. HPM works diligently to address delinquent homeowners to bring their accounts current (notices, payment arrangements, liens, collections, etc)
- M/S/C to approve 2019 budget as presented. HPM to post approved budget on the website.

Nomination of Board Members:

- All current Board Members are willing to continue.
- Floor opened for nominations - none received.
- Motion to retain the current Board of Directors. M/S/C
- Comment that the Board will need to meet to discuss specific positions
- Any issues should be directed to HPM who will contact the Board to address
- HPM/Board has a roster of current owners.
- HPM's answering service contacts David or Elizabeth directly for after hours emergencies.
- Comment that the Board of Directors is doing a great job - Thanks!

Meeting adjourned at 7:14 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management