

## HOA Board Meeting Minutes

March 21, 2023

Opening Prayer was given by Mel Smith.

Board members present at the meeting were Daryl Acor, Mel Smith, John Christensen, Grace Marie Dennis and Tracie Rust

Daryl welcomed all to the meeting and then turned the time over to Judy Sandstrom for a report on upcoming social events. There will be a Taco bar social on May 20, at 5:00 pm at the clubhouse. Judy encouraged us all to come and thanked the committee for their hard work.

Daryl commented on the fact that we live in a wonderful community and that makes it possible to be self managed. He went on to discuss the condition of the asphalt in the community. It may be time to replace the slurry but we will be able to assess the surfaces when it finally becomes dry. There was a question about any preparations that need to be made with regards to spring time flooding. It was discussed that since we live on a hill, there is no current need to prepare for flooding.

There was no Sunshine Report of any injuries or illness of our residents.

John Christensen reported that the Landscape Planning Committee has met with Brent, from Aridscape and has paid him the fee to develop a master plan for our community. The first phase will include the plantings in front of the first 10 homes just north of the 1700 North entrance to the Farm. The plans haven't been received as of yet, but they will be forthcoming. They will include removing of all plantings in the flower beds in front of the houses and new sprinkler lines being installed in the beds. The plants will be water wise plants. The purpose of this plan is to reduce our water usage and update our antiquated sprinkler system with better water usage. This is phase one and the cost will be approximately \$30,000, which is in the long term budget to pay for.

A question was raised about the plantings just around the light posts that are in need of some love. John will see what can be done about those as well, to make them look better.

Todd Pyne has taken over our landscaping contract from Duval's.

There was a leaking valve reported by Larry Johnson's condo, John will look into it.

Tony Nisse has offered to trim the trees around the complex. He was asked by Daryl about his qualifications to do this, and Tony reported that he grew up on a farm and helped with the pruning of trees there. He has offered to thin out some of the branches and raise the canopy of some trees to help alleviate the breakage that we saw this year with the heavy snow. His fee for this is \$1200. Daryl said that a company would charge at least \$3500 to do the work. John proposed that we accept Tony's bid and Tracie seconded the proposal. All were in favor and the motion passed.

There was a question about the removal of a couple of stumps around the complex, and John said that he would look into hiring a company.

Grace Marie stated that we will soon be on Clear Springs schedule for opening the pool. We have one lawn chair that is beginning to fray and show some wear. Grace Marie made a motion to use \$150 to replace the chair. John Christensen seconded the motion and all agreed. Motion passed.

Mel Smith has been working on getting our gutters sealed and repaired. Our handyman will walk around with Mel to see what needs to be attended to. If your gutters are in need of repair, please let Mel know. They can't be repaired if we don't know about it. No work can be completed until the weather is warmer. Mel also is looking for a bid to have the parking lines repainted and the asphalt cracks sealed. He will work with Mel Leseberg to find some good contractors to give a bid on both.

Mel requested approval for the remodel of his home. There will be some interior work along with window replacement and Sun tunnels installed on the roof. They want to replace the windows on the patio with a sliding door. The question was raised about him using a licensed contractor to install the sun tunnels and sliding door. He assured the committee that he would do that. He also wants to do some extensive work on his patio area, and wants to put up a cover to protect their back door from the weather. Grace Marie proposed that we approve Mel's plans, Tracie seconded the motion and all were in agreement.

Lynda Smith wants to put in some experimental plants in the dirt area in front of Dennis's and Burnett's condos. Daryl said it would be better than the dirt that is currently there. Lynda will present a plan to the board when she decides on which plants to put in. Daryl said that it would be a yearly decision as to whether or not it would continue. John motioned that we accept Lynda's project, Grace Marie seconded it and all approved.

Daryl pointed out that if you have an awning on your home the rain gutters on that are the individual home owner's responsibility to get them cleaned out and repaired. The HOA is responsible for the gutters and downspouts that are attached to the actual building and getting the water away from the buildings. If you have any questions about your particular situation, please don't hesitate to call a member of the board for clarification.

Tracie wanted to let everyone know that the taxes had been paid for 2022 and the corporation has been renewed for 2023. Our large CD at UCCU (reserve funds) will mature in July. It was suggested that it be split into several different CD's and possibly at several different banking institutions. This is an advantageous time to have that CD mature because the interest rates have gone up considerably.

April will bring about the change to your HOA dues. All will be affected. The new amounts are as follows. Monarch: \$310, Lexington: \$287, Yorktown: \$282, and Town Homes: \$284. Tracie will send out an email to those who have paid for months in advance. It will give you an accounting of what you have paid and what you owe to finish out the year. Please call Tracie if you have any questions that are not answered by that email.