

HOA Meeting 6/29/22

Present:

Deanna Hughes (Excell Property Management)

Steve Townsend (President)

Jessica Cargile (Secretary)

Wayne Humphrey (Auxiliary Board Member)

Tabitha Hunter (Treasurer)

Meeting called to order 5:36 pm

Meeting was opened with open board discussion along with several homeowners in attendance regarding potential upgrade of sign, entrance area, common areas.

- Nominated a committee to spearhead the research:
 - Joe (chair)
 - Wayne (co-chair)
 - Al
 - Amber
- Research to include:
 - budget available in HOA funds
 - size of entrance area
 - a few general design ideas
 - Sign, Rock, Dryscape, Solar Lighting Cost from a few landscaping companies
 - email to homeowners for thoughts on design and budget proposals i.e. budget, special assessment, etc.

Homeowners dismissed @ 6:10 to continue HOA meeting

Minutes from last meeting - motion to approve - second - approved

Budget and Financial Updates

- Deanna sent out notices to people in arrears with due dates of April 30. If they do not pay we will lien after July 31. **(NOT ADDRESSED - need to discuss next meeting)**
- Financials are approved

Lot Transfer Update

-None

Clean Up Date in Spring

- Clean up date moved to fall: October, 1 @ 9am. More planning to come.

Paint Day May 7

- Steve got materials and painted

Other Lot Follow Ups and ACC Business

- Notice was given to Base Inc regarding root balls and piles left all over the lot. They have not taken action to clean this up. Signed for certified letter warning. No action on second warning with \$25 fee. Will send \$150 fine. This will double each time notice is given and no action is taken.
- 2nd Notice was given to Weiderts to remove the junk pile on the side of the home. This has not happened. Letters both refused, unsigned. Will send \$150 fine. This will double each time notice is given and no action is taken.
- Notice to be given to Lot 1, Block 3 to clean up root balls and piles.
- Synergy has outstanding dues on Lot 15, Block 5. They have been liened.

Lot Pin Location

- Deanna checked in again, they sent formal bid of \$1350 - \$1800 (original verbal bid was \$500). We will work on attempting to locate with detector and address next month's meeting.

Lost Creek Water Update

- Lost Creek to repaint building

Lot Build Updates

- None

Septic System

- Received email \$3000 - \$6000 to fully repair including hard piped to permanently fix the problem. - motion to approve - second - approved

Weed Control

- Contract signed, 1st spray completed

Annual Meeting May 21

- Completed

2022 Budget Presentation:

Secretary Position Needs to be Filled - no one volunteered.

Lot Build Update

Septic Update - Repairs for Leak

Septic Capacity and Panhandle Requirements

Cleanup Day June 4

Path creation in Common Areas

Entry Improvements -beginning at meeting June 29th at 5:30 pm. Note: We do

not have water or power available, so any ideas must be dryscape.

Secretary Board Member Status

-position remains vacant.

-Deanna to monitor email box for a fee of \$25/month. Dues for Excel Property Management to become \$200/month to include this.

-Tabitha to take HOA Minutes

-Dale to take ACC Minutes

Motion to approve this increase - motion to approve - second - approved

Transfer Fees

-transfer fees to be retained by Excel Property Management going forward

Motion to approve this change - motion to approve - second - approved

Open for questions and comments

Next Meeting

Was not determined. **Please respond to this email confirming**

next meeting 7/27/22 @ 5:30

Meeting Adjourned 6:38 pm