

HOA E-Board Meeting

Feb 2, 2017

Present: Jean O'Dell, Paul Sloan, Ken Humphries, Bob Harley, Bob Aagard
Representing WEB Properties, Eric Lundin

The meeting was opened at 6:35 pm.

Business:

- a) New law suit: The retention fee for CNA Council is \$1,000 and will come from the budget.
- b) Past dues collection: Eric presented a delinquency summary with 13 names of those having past due dues and fines. Eric showed us new forms that will be sent to notify those whose dues or fines are past due, and the notice that will be sent when a lien will be imposed. We discussed at what threshold we impose fines and when we start a lien on a property. RMS: To impose late fees and interest on past dues and late fees exceeding \$1,201, place a lien on a property at \$2,400, and seek a money judgment for \$5,000 owing. MC. A money judgment will be pursued against the owner of the home at 13503 N. Copper Canyon Lane.
- c) Cameras at gates: Bob H. reported that he had met with the camera and electrical contractors and described how and where the cameras would be installed. He said that up to 5 designated people could observe what the cameras see and record. Bob said that he believes the bids will be in next week. He thinks the cost will be around \$45,000 and a special assessment would be needed at a cost of around \$320 per household.
- d) ARC: Eric showed us the form he received from the ARC that they had approved for a home to be built on Lakeview Lane. He said he hadn't received any others.
- e) Open gate policy for weekend house sales: We discussed the opening of the gates for realtors open home showings and if they should both be open or just one or at all and just have the realtor put up a sign giving their phone number to call to have the gate opened. After discussions a motion was made RMS: to keep the upper gate closed at all times and that the lower gate will be used for open houses. MC.
- f) Gate Paint: Eric said that WEB can use their handyman to get matching paint and do the painting of the lower gate.
- g) Long distance capability for gate telephone lines: Eric reported that some people had asked if the gate phone could dial long distance numbers for those who have out of area phone numbers. He said that it can only do local 509 phone numbers as of now. He was told it could be available at a cost of 7cents per minute and \$14 per month, or \$60 per month no time limit. Tabled.
- h) Up coming Board elections: There will be two board positions coming up this May. Ken and Jean's terms will expire. WEB will send emails and a post card to inform the members and ask for resumes. Paul asked Ken and Jean to act as the nominating committee.
- i) Judgments under consideration by court: There has been no word on the progress.

- j) When to start solution of cart path issue: Eric said that he will contact our insurance agent on this.
- k) Reserve study Review: Eric handed out the reserve study. The study shows that we are under funded after fiscal year 2030, but that increasing contributions due to new home sales were not considered in this study. Eric will contact Criterium Engineering and find out the cost of adding the anticipated increased revenue, and also seek alternate funding plans. We went over the report and decided to table until the spring meeting.
- l) 2017 Budget Review: Eric presented to us the 2017 Budget. After going through it, there were a couple of changes we wanted to make. RMS: accept the budget with changes of adding money for the gate CPU and the water bill reimbursement to the Leafs. MC.
- m) Maxine Johnson's Gate Letter: The letter that Maxine wrote to go to the owners was reviewed and approved.

The spring general meeting and election will be April 27, 2017 held at the golf course meeting room. Eric will contact Herb for the use.

The meeting was adjourned at 9:20pm.

Bob A.