

2022 Annual Meeting

Date: June 23, 2022

Location: Northside Library

Homeowners Present: 17 present, plus 4 via proxy

Call to Order: 6:33 p.m.

Finance Secretary:

- Dues are increasing to cover rising costs of cable TV and landscaping. New dues are:
 - \$1020 / year; \$255 / quarter; \$85 / month
- Alden will be taking over the position as of July 1, and will move the payment box to his house August 1st (1482 Monterey Drive). Dues can continue to be paid via installments of annual, quarterly, monthly.
- A homeowner asked about fees to use WAVE/electronic system. Steve shared that there is only a per transaction fee, but the most accurate way to pay is electronic, so it's preferable that we receive payment electronically. Since transitioning to receiving payment via credit card, our cash balance has been much healthier.
- Steve shared that they are 16 homeowners who still owe dues for one quarter or more and 3 will be taken to court soon.

Treasurer:

- Susie shared that there are copies of the budget on the table if anyone wants
- Shared that she is responsible for paying bills and reconciling accounts, and preparing the budget.
- Budget
 - Shared that the increase of 2.39% is because of a mid-year increase of Comcast cable costs and increase in landscaping fees due to cost of gas -> he had not raised the fees though since he started in 2017.
 - Shared that we slightly lowered the amount we thought we would need because we wanted an even amount to divide by 12 and 4 to avoid cents in payments and to ensure everyone pays the same amount no matter which installment they choose
- Income/Expense
 - Shared that it's not the end of the year yet, but since most of our business is done, it's as accurate as possible.
 - Presented the income/expenses report. The HOA shares our income/expenses with the IRS, but we do not have to pay taxes since we are not for profit. Expenses this year of \$134,884 -> higher than brought in b/c of mid year comcast increase. We had budgeted a modest increase, but it exceeded it a bit. Another reason for the higher expenses was bc of the 13k for tree cleanup from winter storms. Expect to end the year with around 5k in the checking account balance.

- There are others who owe us higher amounts of fees from previous years and we list those as assets and we are actively trying to get them to pay. Mary shared that we do usually get the money once we take them to court.
- Susie shared that we have 3 months of reserve, which is healthy for an organization like ours. We did not add to it this year, but added space in next year's budget to transfer more to ensure we stay at 3 months.

Common Area Report:

- Steve shared we spent more money this year than ever before because of trees that fell in storms in January. Fortunately we were able to take the money from extra money in checking and did not have to take from our reserve. The other money was taking care of our mature trees. Steve shared that he oversaw the landscaping contract and they mainly do mow and blow, but sometimes gives them other projects when the mowing is slower.
- There is a list of projects that we are going to try to tackle in July once the new fiscal year begins
- A homeowner shared that there was a tree that looked dead, but didn't look like it would harm anything or be a hazard. Steve shared that she could email him about it and he would be happy to take a look.
- Steve shared other projects that he is planning to implement to improve the common areas -> focusing on erosion control.
- Homeowner asked about the "do not mow" area between Monterey and Lake Forest Drives, Steve shared that that is an urban habitat project to help with erosion and ensure that it can be driven over now.
- Homeowner expressed concern about the speed of the landscapers driving. Steve shared that he would mention it to them.

Architecture:

- Deb shared that we have to deal with a few abandoned houses and cars. She tries to work with everyone and understands if they can't afford things, just asks for active communication. Shared that if you have a concern about a neighbor's property to call her and let her know.
- Shared that we are working to update some of our maintenance standards.

President's Report

1. Result of Comcast Cable Survey
 1. We have so far received 86 replies to the survey about whether or not to drop the requirement in the Covenants that the Association supply cable television to each home. There were 48 replies against dropping it and 38 replies for dropping it. Changing the Covenants would require 100 votes (75%) in favor. Even if the remaining 47 owners all voted in favor of dropping the requirement, we would have only 85 (64%) votes for the change, therefore the requirement will be retained. The proposed change has been presented twice in the past five years and has been defeated each time.
2. Shared about the apartments coming in behind LFD and the hearing coming up on July 12th. Mary shared that our main concern is water runoff.
3. Shared a request for board members

1. Someone asked what positions are open. Susie shared that we will decide after the meeting exactly who will do what, but especially need someone to help with architecture and president/vice president.
4. Representative from the group home asked if anyone has any questions
 1. Shared that there have been some incidents and that if you see the police, it's a good thing as it means things will be safer.
 2. A homeowner shared she would like to see that there are counselors specifically assigned to homes who have a proper background to manage the residents. Asked how many on duty - representative shared that there should be two.
 3. Deb shared that it's not that everyone has a problem with them being there, it's just that they are concerned about if there are qualified caretakers/counselors who are there to give them the help they need. Rep shared that the counselors are qualified and trained, and they are trained to call the police at the appropriate time.
 4. Homeowner shared that there is often someone parked in front of her mailbox. Rep shared that he understood and would be sure to ask the staff to be mindful of that.
 5. Homeowner asked if there's a policy about the ratio of counselors to residents and rep shared that it's 1 to every 6, but they try to make sure they have two as much as possible.
 6. Homeowner asked if the HQ are notified when the staff calls 911. Rep shared that there is a log based on police numbers, but the homeowner may not hear right away, but it is reported to her in staff meetings.
 7. Homeowners thanked the rep for coming.

Adjourn: 7:15 p.m.

Follow-up post board meeting with those who volunteered to serve on the board

- 7:30
- 3 new board members
 - Daoming Li
 - Alden Hough
 - Steve Ward (was off the board for a year, returning for second first term)
- The board stayed and decided on the following positions
 - **President:** Steve Ward
 - **Vice President:** Jan Sprinkle
 - **Treasurer:** Susie McCormick
 - **Secretary:** Stacy Seapy
 - **Common Areas:** Steve Ward, Daoming Li
 - **Financial Secretary:** Alden Hough
 - **Architecture:** Deb Kelsey, Alden Hough, David Mullen (non-board member)
- Signers on the HOA bank account will be the President (Steve Ward), Treasurer (Susie McCormick) and Secretary (Stacy Seapy)
- **Next meeting**
 - Tuesday, July 12th at 1448 Monterey Drive at 6pm