

Green Meadows North HOA – June 20, 2016

Mike

Cassandra

Kip

Dan

Scott

Zach (Stanbrough)

Absent – Chuck and Rob

Meeting called to order by Mike

Kip moves to approve agenda

Scott seconded

Called to order

-Review of last meeting minutes

-Neighborhood get-together

- Cassandra needs to give the ice cream truck company a time to start
- 2PM-6PM from last week. Decided upon 2PM-4PM for truck, people can stick around until whenever they want to leave.
- Ice cream company recommends we just get a roll of tickets and pass them out to people in line then pay at the end a lump amount, per ticket.
- Estimate of 100+ people
- Petting zoo??? – Kip
- Cassandra going to check into petting zoo.
- Pre-packaged ice cream treats.
- Who provides trash receptacle?
- People can bring their own yard games

-Minutes are confirmed - motion carried

Review of Financials

- How much are the 'collectors' trying to collect vs. getting paid?
 - Hourly for some things plus percentage based of collections
 - Cassandra wants to ensure we aren't paying out more than we are collecting
- Overdues - 1 is paid in full (former home owner) and 1 is partially paid now
- Contact has been made to remaining overdues by some phone and some emails (plus USPS letter)
- Only 2 left over \$500.
- Mike – May statement still shows an old signor at Community Choice.
- Current signors are Al and Jill
- We just need a new signature cards (from all banks) and we'll get it updated. Just ask for new cards
- Financials are confirmed – motion carried

Irrigation discussion

- If we don't see irrigation on within next couple of days, we should let Zachary know
- They also sprayed islands for weeds and picked bigger ones.
- Spray will happen once per month.
- Is there a sensor? Doubtful based upon age of system.

Reduction of dues?

- 287 homes?
- Cassandra - 250 pay on time?? Zachary – no, as of Feb this year, 100 were past due.
- Some might have been overdue because of previous management company
- Some might be overdue because they don't know they are in an association
- Some think their spouse paid
- Cassandra - Are expenses over 35k?
- Cassandra - Repairs are done (light poles, walls, etc)
- Zach – no major planned expenses in next couple years (tree replacements, wall repairs, etc)
- Cassandra will re-do her numbers but had previously ran at 200 per year in lieu of 250 per year, which would still put into savings
- ~51k in expenses, not 35k – that doesn't include capital expenses
- Neighbors to our north are much smaller and they are 250 per year too
- Mike – recommend not go down 50 because then if we had to go back up the next year, it wouldn't be good (special assessment, etc)

Homeowners forum

- Ryan and Kelly Foster – 6708 Bramwell
 - Complaint about a playset being too close to the property line. This was previously brought up a couple/few months ago. Homeowner called an attorney and evaluated entire neighborhood and about another 70 homes should also have to change their playset too if they have to move theirs. Trees are still planted but will take 10 years to mature.
 - Previous response received and will be sent to board.
 - Should we talk to legal counsel about risk/liability?
 - Zach to contact the association's attorney
- Ron Stevens (worked for Pioneer for 40 years) – new here within last year. He helped write the original covenants

Should the board do something to ensure new homeowners get a copy of the covenants?? Stanbrough already does identify that there ARE covenants when they get notification of a closing.

Erosion issue

- City is going to work on it without a timeframe yet. Not even definitive this year.
- They are going to run pipe down the middle and then cover it.
- We don't want to replace trees that they might destroy.
- Cassandra to call Public works to get any info she can.

Next meeting at 6PM on 8/16.

Meeting adjourned.