

HOA Meeting Minutes

March 20, 2023

Attendance: Joel Taylor, Desirae Clarke, Brad Doll, Eric Brooks, Jara Olson, Eve Austin, Angela Clute

7:00 p.m. Meeting called to order

- Flag Salute
- Reviewed, discussed and made edits to February 2023 meeting notes, notes were then approved
- Treasurer's reports for February 2023 were read and approved.
 - Late statements for 2023 dues were sent out and a few more dues have been paid since then

General Discussion

- **Park Committee Updates**
 - No major updates at this time
 - Park clean up day on April 29th
 - Reports of graffiti on the new slide, looks like someone has tried to clean it up but it is still on there
 - Brad said that we got some graffiti cleaner when we purchased the park equipment, he will try to clean it up this weekend
 - The fence is also damaged in the back corner as well as in the front area (looks to be cut out and trash is left there)
 - Discussion around a camera at the park, we have talked about putting one up but have not gotten it up yet
 - Joel has also researched 4G cameras that are around \$30/month, but you need power – could do solar but would need several deep cycle batteries due to limited sunlight in the park
 - With game cameras you have to gather the sim cards often so the 4G camera would be an option
 - We could look at tapping power from the light pole in the park, but that power pole is rented so we'd need our own pole, which would be an additional cost, but if we had a power box in there and a pole we could put the camera on that pole
- **Old Business**
 - Discussion around problem houses in the neighborhood
 - House on 108th St E has been condemned and cleaned up
 - Problem house on 107th St E is still an issue, behind on HOA dues and power and water has been shut off
 - The problem house 106th St E remains as well
 - HOA members and neighbors should continue to submit to code enforcement
 - Discussion around overdue HOA dues

- We have discussed in the past hiring an attorney to help get back unpaid dues from homes who are overdue
- We have discussed holding off on this but tonight we discussed actually moving forward with this
- There are over 100 homes in the neighborhood that are behind on dues, discussion around focusing on homes that are the most behind
- When we looked into pricing last year it was around \$764 per property to have the attorney do the certified letters, and lien if the letters are not successful.
- We could start small with 2 – 4 properties, there are a few that owe over \$2,000 on dues
 - A couple homes are up for foreclosure or will be soon, could also pursue those
- Discussion around the cost of pursuing these versus the amount of unpaid dues we would receive back and if it is worth it
- Question around another transfer fee increase? We just did one recently (from \$21 to \$221) but if we are not going to recoup very much through this process, increasing the transfer fee would help.
- Our transfer fee is still on the lower end of the spectrum but would rather see people pay their annual dues?
- Discussion around meeting with a lawyer to ask all of our questions on this process before we go through with this – we would be charged an hourly fee to do this but would be worth getting our questions answered
- Joel to reach out to the lawyer to set up a separate discussion on this with the HOA board members
- Discussion around the home within the neighborhood that has received noise complaints that they have loud cars running and are working on their cars at all times of the day/night and what else can be done about this
 - We have sent a letter to them from the HOA, we could do that again
 - There has also been posts within the FB group about this
 - We will send another letter to the homeowner about this
- **New Business**
 - Discussion around bringing Jeff Wilkins, our prior HOA treasurer for many years, on as a consultant “corporate treasurer”
 - \$100 a month, review QuickBooks 4 times per year, print and send dues statements once a year, print and send overdue statements once a year, file taxes annually, HOA to pay postage
 - Brad would still do day-to-day treasurer duties but Jeff would be helping with the more complicated things
 - Motion to approve this, approved
 - This will be looked at annually to reevaluate fees

8:13 p.m.: Meeting adjourned.

Next Meeting: Monday, April 17th, 2023 at 7pm on Zoom