

## HOA Annual Meeting Minutes

January 13, 2024 11:00 a.m.

**Attendance:** Joel Taylor, President, Eric Brooks, Vice President, Brad Doll, Treasurer, Leslie Hogue, Secretary, Jara Bosmans, Three Year Director, Eve Austin, Two Year Director, and Chelsie Perez, One Year Director. Jeff Wilkins attended as a Budget Advisor for the Board and Community Members.

**Community Members:** 5 Community Members joined.

11:00 a.m. Meeting called to order

- Open meeting/Flag Salute
- Welcome – Introduction of existing board members
- Reviewed **January 21, 2023** Annual meeting notes which were read (and previously approved).

### **Treasurer's report and proposed budget for 2024:**

- Brad read the 2023 annual budget, expenditure line items and current balances. Brad, Jeff, and Joel offered clarification on questions from the community members. The 2023 was approved.
- 2024 Budget reviewed and ratified with a yes vote of 34 (including proxy votes, read by Erik) and Zero no votes.
- A community member was asking about increase in lighting expenses on the 2024 proposed budget. Brad said that in January 2023 the average bill for PGE was \$850 in December 2023 the average PGE bill was \$1,120. Eve noted the projected PGE increase for 2024 was 12.9% and the forecast for 2025 was not yet posted to the PGE website.

### **Nomination for 5 Board of Directors and Vote Counts (including proxy votes read by Eric)**

- Brad Doll 25 votes
- Chelsie Perez 25 votes
- Eric Brooks 26 votes
- Joel Taylor 28 votes
- Leslie Hogue 27 votes
- Kenneth Gambel (write in) 1 vote
  - Proxy voting will be continued for the 2025 Nomination of Board Directors and Budget Ratification process.

### **Annual Dues Increase vote and ratification (including proxy votes read by Eric)**

- Dues increase needs a 2/3 vote to pass

- Yesses 29
- Nos 5
- Dues increased to \$125.00 for the 2025 Budget year.

## General Discussion

- **Old Business**
  - Jara reported that the house on 108<sup>th</sup> had been sold and cleaned up.
  - A request was made that the Board plan for installation of speed bumps. Brad explained that the roads belong to the County and that we are unable to put in speed bumps.
  - Additional street lighting is cost prohibitive with operating expenses increasing.
- **Park Committee**
  - A request was made for the HOA to put in Basketball hoops in the park. The Board is concerned that safety is paramount, and liability is increasing. The old broken concrete will have to be removed before we can consider a commercial level installation of new basketball hoops.
  - A request was made that the Board get pricing for new basketball hoops and installation costs. A suggestion was made that the next billing statement to put an extra line item to request donations for the basketball hoop installation. The HOA can also have a community garage sale to raise funds for the basketball hoops. In the past fundraisers were set up, usually \$300.00 to \$400.00 is collected for fundraisers. Brad will set up a separate account for the donations if it goes forward.
  - The Board would love to have more community involvement for the Park Committee.
- **New Business**
  - Neighborhood Cleanup day is scheduled for May 4<sup>th</sup> at 9:00 a.m. to be posted on the Facebook page to generate more involvement.
  - The Board is looking for more volunteers to be Members at Large.
  - A community member is concerned about debris and dumping that occurs. Jara has used and suggested the SeeClickFix app for community members to report when they see the debris being left in neighborhood. A link to the SeeClickFix app will be posted on the community Facebook page for all to use.

12:16 p.m. Meeting adjourned

**Next Meeting** – February 19<sup>th</sup> at 7:00 p.m. via Zoom