

## HOA BOARD MEETING MINUTES

**DATE:** April 8, 2025

**LOCATION:** Liane & Max Nevarez home

**CALL TO ORDER TIME:** 4:05pm

**ADJOURNMENT TIME:** 4:55 pm

**MEMBERS PRESENT:**

**MEMBERS ABSENT:**

Liane Nevarez

Kelly Jones

Gary Ward

Jeremy Allinson

### **APPROVAL OF/CORRECTION TO MINUTES:**

The Board reviewed the minutes from the last meeting which were submitted by then secretary Lynn Burek. Jeremy moved to approve the minutes from January 15, 2025; Gary seconded the motion. The board approved the minutes and they will be sent to the membership and posted on the website.

### **OFFICER REPORTS:**

#### **President Liane Nevarez**

- Lynn Burek resigned after the first meeting. Since no-one had volunteered to take her place, there was no secretary to record the minutes for the meeting. Liane gave the agenda in outline format to the members and asked that they each keep notes, which she would incorporate into the minutes until a new person was on board.
- Liane noted that the Conduct of meetings rule required that minutes be sent to the membership after each meeting. This has not been the habit of the community; rather, the minutes have been posted to the website following approval by the Board. Jeremy moved to amend the requirement of emailing minutes to individual members and keep the process of web posting in place. Gary seconded the motion. There was no discussion and the motion passed.
- The Board discussed the sale of the residence located at 60168 Kiowa Lane and the expected closing date of April 30, 2025. Liane previously provided the realtors with all the documents associated with HOA ownership. Gary Ward provided the disclosure information requested by the title company and Liane said she would email it to the title company forthwith.
- Liane also recognized that per the requirements, updated member address lists are required each year. She has worked at trying to update the list and will send a renewed list when the new neighbors' contact information is received and verified as accurate.

## **Treasurer Gary Ward**

- Gary provided the requested financial information for the title company
- Gary also presented the updated financial report. He suggested dropping the savings account because they changed their policy to charge a fee for saving. Jeremy moved to approve the financials and dropping the savings account. Liane seconded the motion, which passed.
- Gary noted that insurance policy was due for renewal and mentioned that it is hard to find companies to insure an association. The fees are \$650/annually. Jeremy volunteered to review the policy and ensure that it was accurate and updated.

## **OLD BUSINESS:**

- The Board discussed prior approval for the purchase of a new timer/clock for the irrigation system, as the old was antiquated. Gary reported that he had set aside \$300 for the cost of the new timer/clock, which was previously approved by the Board.
- The Board discussed the installation of the refurbished Arkal filter system once the system is running. The Board previously approved the project and the Marcus of Evergreen Pump will meet with Jeremy and Corey on April 14, 2025 at 10:00 am. Jeremy may also invite Bob Van Boskirk and any other members who may want to assist.
- The Board considered a proposal for landscaping maintenance. Gary was concerned about applying 3 rounds of fertilizer. It was agreed to revise the contract to require 2 fertilizer applications and a 3rd if necessary after touching base with Jeremy. Grub application is a necessity, given the sparcity of water this year. J Lalene Cox had previously offered to trim the roses, but it was agreed that should be in Corey's contract and there would never be an issue about when it would be done. Jeremy moved to accept the bid by Corey Eschelman to provide landscaping and Gary seconded the motion.

## **NEW BUSINESS:**

- The water will be turned on April 12, 2025. The filter will not be tested until April 14, so it would be preferable to start watering on April 16, so as to avoid the filter issues.
- Liane will contact Lalene Cox to thank her for offering to trim the roses and explaining that Corey will do that as part of his contract
- SCHOA has 1 CFS and 1/2 share. There may be a reduction in water, given the lack of snow this year. Liane will reach out to Steve Pope at UVWUA regarding reduction of water to 80% if we are a priority user.

- Lot 2 has weeds, the verge needs attention and the fence needs to be stained. Jeremy will email the owner and ask that either he address it or have Corey provide the service via fee.
- Liane reported that she had reached out to the reps for the sellers and buyers on Lot 4, reference a gentleman in a dark gray Tacoma who was seen taking pictures of her residence. Neither realtor had an appraiser who met the description. Because Liane & Max had some damage to one of their trailers that looked as though someone was trying to tamper with it, they were concerned about nefarious activity.
- Dog droppings on the verge were discussed and the board agreed that individual owners should be reminded to take care of their dog's "business"
- Liane will send an email to the members regarding the water turn on dates, request for another board member; BOLO for suspicious activity/persons in the neighborhood and assuming care of individual owner's dog droppings

**ADJOURNMENT AND NEXT MEETING:**

- The Board agreed to meet on Tuesday May 27, 2025 at 4:00 pm
- Gary moved to adjourn, Jeremy seconded. The motion passed.