

Minutes from HOA Board Meeting, April 15, 2014, 6:00 PM at Fire Station

Attendance: Ryan Trease, Craig Widmier, Brandon Love, Bill Chipp, Shiloh Johnson, and James with UCM

The Board:

Reviewed previous meeting assignments and current progress

- Statements were sent out
- James brought the new warning signs for the water feature
 1. Brandon and Craig will install by the end of the week
- Pro-green renewed contract
- UCM adjusted a few things on the website
- UCM was able to match the lot ownership to county records %100
- Talked about 4 unlawfully placed liens placed by FCS. The liens were placed without proper notification to property owners.
 1. Bill Chipp volunteered to draft a letter to FCS to try to recoup costs associated with said placed liens
 2. Decided liens would be released, due to lack of due process and currently not binding
- Discussed the reinvestment fee with UCM to clarify its reasoning. Due to recent inquires.
 1. The board informed UCM, “reinvestment in the community” to fix current problems, future repairs, a park, etc
 2. UCM pointed out that unlike his predecessors, he does not take a transfer fee off the top of this fee.
- UCM stated we needed a Reserve Study, which is now required by law
 1. UCM committed to getting several bids. The study doesn’t need to be done until the end of the year.
 2. Set a date of September to have bids back, and order study prior to annual meeting.
- Planned a neighborhood cleanup day on April 26th 7:00-9:00 am
 1. Shiloh was put on assignment to get flyers out prior to event
 2. Brandon requested chocolate milk and doughnuts, but was denied by Orange juice and muffins
- Set a rough date of October for annual meeting
- Development agreement between RRHOA and future developments
 1. Craig was asked to spear head this in conjunction with UCM
- Discussed the fences that were removed, and the promised money from developer
 1. Was decided to ask Armel Beardall to be the for front of this, depending upon his acceptance
- Financial reports:
 1. Minimal misc. debt
 - Postage

- County recorder's office
 - Pro green landscape
- 2. Discussed a budget
 - Reserve account
 - Future landscape issues
 - Water Feature
 - Finishing trails
- Discussed putting an attorney on retainer
 1. Ryan mentioned with the pool of amazing residents we may be able to find a good legal counsel in our community

Resident concerns:

- ❖ Tree covenants
 1. Residents have been concerned about what size of tree to be planted
 - CCR's don't define original tree size, just replacement tree size
 - Board discussed adding clarification to CCR's to keep uniform park strips by asking residents to plant 2" caliper trees
 - Future discussion needed
 - Legal Counsel??
- ❖ Light in entry
 1. UCM committed to getting some quotes for local electricians.
 - Noted it would be good to have an electrician on our list of vendors for repairs and services
- ❖ Mailboxes
 1. Mail boxes should meet the CCR's standards, some do not
 2. UCM will take note, and begin notifying residents
- ❖ Speeding in subdivision
 1. County had radar trailer out for 1 day
 2. Not much we can do. Other than contacting local authorities
- ❖ Graffiti on walking path
 1. Shiloh volunteered to remove or paint over

Meeting adjourned at 8:25PM