



Home Owners Association

Minutes of the Board of Trustees

Saturday, April 25, 2020

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Meeting of the Board was called to order at 11:05 am.

Members present: Board members Tom Hix, Gary Teale, and Ted Clark, Members present: Ann Austin
Members met via phone conference calls and Zoom connections due to current health restrictions.

Approval of Minutes:

By consent, Members approved minutes of the January 11, 2020 meeting.

Reports:

Treasurer's Report: Gary Teale presented financial statements and a written "Year to Date Profit and Loss Budget vs Actual" statement for the 2020 year. He noted all Homeowners are current on payments and the budget was going as planned for the year. He explained we saved 10% of contract by paying Sure Green in advance and that we are under budget for ArborPro since they did not begin work until later in April. Budget to actual should come back in line as the year progresses. We are currently under budget for mowing and water, but those, too, should come back in line later in the season.

Ted commented funds for the conceal fence were approved in the January 11 meeting to come from Capital Expense. Gary explained that as needed those funds could be transferred from Capital Expense to the General Fund.

Architectural Committee Chair Gene Otto reported that the Architectural Committee had approved a request for work at unit 1804 to install a raised planter bed with protective covers. The homeowners were advised of septic and sprinkler lines in the vicinity and any changes or repairs of such would be the homeowner responsibility. The committee approved materials and colors compatible with existing house colors.

Landscape Committee: Landscape committee had approved a request from Jim & Laura Hainsworth and Gary Teale & Ann Austin (companion to the Architectural request) for landscape improvements between their two residences. All work was confined to the individual properties and in conformance with Landscape plans and guidelines. Tom Hix reported that ArborPro had completed sprinkler start up this week and repaired some broken heads. They also accomplished spring clean up, and have begun the mow season.

Ted reported that Annalisa Sovary is available for summer maintenance work and that ArborPro is available for designated "summer 2020 maintenance" as detailed in last fall's PDF report. It was agreed that Ted and Ann would work with both ArborPro and Annalisa to schedule summer projects in later May. Ann asked if that was adequate time for Annalisa to schedule our work; Ted reported she had said it was.

New Business:

1. Ted reported that Tom Terrell had been unsuccessful in joining the meeting, but had two comments. First, he asks that homeowners leave night lighting on into the evenings for the convenience of all neighbors since we don't have street lights. Tom also asked if we need to review the Septic Assessment funds since we will be doing septic work this fall. Gary explained that the proposed septic work will be billed by joint household units and paid from the General Fund. The proportionate amount is then assessed to each homeowner. The Septic Reserve itself is not affected, and is only used in the event a home unit is unoccupied or in default.
2. Tom Hix asked when we were to schedule the 2020 septic work, and noted that the tank for units 1813/1817 was pumped with the Pringle's sale earlier this year and would be exempt. It was agreed work should be scheduled for early fall and Landscape committee will proceed with proposals for the July Board meeting.
3. Gary Teale requested review of the HOA policy of proportionately returning Septic Reserve interest each year. He explained it is a very time consuming process and distributes only \$0.26/year per homeowner unit. He suggested the Homeowners consider a policy revision at the annual meeting in December and distribute the collected interest as of Dec. 31, 2020 terminating the current process. The Board will study and develop a proposal for the December HOA meeting.
4. Gary also expressed concern that much of the documented history of the Carnahan Crest Homeowners association exists in select documents and "memory" in various locations. He proposed that the Association move to develop a website which would contain all relevant association history and documents and which would be available to all homeowners on line. Such a resource would not only benefit homeowners with individual questions or requests, but would also benefit owners when they sell as it would be a 'single-source' reference for realtors and prospective purchasers. Discussion followed. **Gary volunteered to research the project and moved to develop a presentation for the July Board Meeting. Ted Seconded the motion. Motion passed.**

The next meeting of the Board of Trustees was set for Saturday, July 11, 10:00 am at the Clark/Otto residence.

Meeting adjourned at 10:47 am.