



Home Owners Association

Minutes of the Board of Trustees

Saturday, January 8, 2022

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President Tom Hix called the meeting to order at 10:00 am.

Board members present were Tom Hix, Gary Teale and Ted Clark. Members Ann Austin, Gene Otto, Tom Terrell, and Walt Wolf also attended.

Gary Teale moved to approve the Minutes of the Nov. 20, 2021 Board Meeting; seconded by Ted Clark. The motion was approved.

Reports:

Treasurer's Report: Gary Teale presented summaries of budget activity including comparisons of the '21 actual expenses to the proposed '22 budget. He explained that the projected budget for '22 is balanced with adjustments for anticipated labor and service increases. He noted that shrub maintenance is slightly lower due to the amount of work accomplished in '21, but mowing and water are projected at similar rates, and anticipated road maintenance is included for the '22 year.

Walt questioned the capital reserve funds. Gary explained that we are following the state required capital reserve study of 2019 and the owner-approved directive from the annual meeting of '19 to work to achieve 75% of the capital reserve over a 30 year period. That reserve pays for any expense over \$1000 which has an expected life span of three or more years. Gary noted that a healthy capital reserve both avoids surprise assessments for homeowners, and also shows responsible HOA management for potential property purchases, thus benefiting a homeowner interested in selling their property. In short a good capital reserve enhances property values and stabilizes homeowner expense.

Architectural Committee: Gene Otto said there were some casual inquiries about pending projects in the community, but at this moment there were no active requests of the Architectural committee. He is available to any homeowner for information on Architectural issues.

Landscape Committee: Tom explained that landscape contracts were in place for the coming year; Sure Green will continue with fertilization and weed control and ArborPro will provide lawn and shrub maintenance. Walt asked how landscape contracts were established and if there was any "trial period" for work contractors? Ted noted that the Landscape Committee has maintained for many years "standards" documents which detail HOA expectations of service. Contractors are asked to bid against those standards and a provider is selected based on the best service for the most economical price, although low bid is not always the best offer. Over the years the HOA has used many different providers and has eliminated some from future work for poor service. Both Sure Green and ArborPro have provided recent years of good performance and responsive service.

Walt commented that he encouraged the Board to emphasize communication with HOA members and encouraged all members to be active participants in the HOA. He felt it was most important to have the community as a whole aware and participating with decisions for the benefit of the association.

New Business:

The Board renewed assignments of responsibility for both Board members and committee members. Assignments for the 2022 year are:

President -- Tom Hix
Treasurer -- Gary Teale
Secretary -- Ted Clark
Landscape Chair -- Tom Hix
Landscape Committee: Ann Austin and Ted Clark
Architectural Chair: Gene Otto
Architectural Board Representative: Gary Teale

Meeting adjourned at 11:15 am.