

HOA 2022 January Board Meeting

January 19, 2023

Call to Order

The Board meeting was called to order by President Tom Sutton at 8:31 am. The meeting was held at 5632 Sonnet Heights. Board members present were Tom Sutton, Lynn Miller, and Tinka Piper. Also present were HOA Manager Kristie McKittrick and homeowner Denise Just.

Owners Forum

Denise Just presented her thoughts and suggestions regarding the current Rules.

Hearings

None

Approval of Prior Meeting Minutes

The November 1, 2022, Board meeting minutes were previously approved by the Board via email.

The November 1, 2022, draft of the Annual Meeting minutes was previously approved by the Board via email.

Officers Report

Lynn reported that we ended the year over budget \$1287. Insurance, legal costs, and administrative line items were over budget. A \$25,000 contribution was made to the reserve account. There was one reserve expenditure in the amount of \$5,700 for tree pruning.

Exploration of 2023-2024 insurance policies and costs will begin soon.

There were three approved ACC requests since the last meeting.

Old/New Business

Owners are reminded that trash cans should not be put on the curb until the morning of scheduled pick up. Last week 9 cans were out the night before and by the next day, a Board member was out picking up trash from cans where the lids were blown open and/or an animal had dug in the trash.

Snow removal and/or ice melt will be placed on the streets in spots where the ice and snow builds up and the winter sun does not melt the accumulation.

The Board requested Kristie to secure bids for crack sealing for Spring 2023.

Correspondence/Miscellaneous

Two emails received from two homeowners concerning snow removal when snow accumulation is below 2 inch limit as established by the HOA rules in Section X 10.1. Both indicated they wanted snow removal any time we got snow. It was suggested by one owner that the HOA could cut back on summer landscaping to cover the costs. The Board replied by clarifying; 1) we are not a "no maintenance community", 2) a Board member and the snow removal contractor measure snow depth, and 3) the

Board establishes the budget for snow removal per guidelines in our Rules in Section X. 10.1. The Board estimates the dues would need to go up approximately \$25 a month to cover removal for all snow conditions.

The next Board meeting is scheduled for March 16, 2023.

Tom adjourned the meeting at 9:43.

Sincerely,

Tinka Piper,

HOA Secretary