

HOA March 2023 Board Meeting

March 16, 2023

Call to Order

President Tom Sutton called the Board meeting to order at 8:33 am. The meeting was held at 5632 Sonnet Heights. Board members present were Tom Sutton, Lynn Miller, and Tinka Piper. Also present was HOA Manager Kristie McKitterick. The two residents present were Lynn Roulier and Robert McGee.

Owners Forum

None

Hearings

None

Approval of the Prior Meeting Minutes

The Board approved the January minutes via email vote in January 2023.

Officer's Report

Lynn reported that, with an item line expense adjustment to a reserve expense, we are \$12,300 under budget which is typical for this time of the year with our major expenses hitting during the summer months. One homeowner is 30 days in arrears. Snow removal to date is \$5900.00; annual budget is \$7,000.00. The HOA purchased a \$75,000 CD with proceeds from one a CD that had been called.

There were no ACC requests received this period.

2022 taxes submitted.

Old/New Business

Owners are placing trash cans out the night before pickup. With bears and other critters out and about it is especially important to follow the rules. The HOA Board tried to get a later pickup time however that is out of our control.

Insurance review started however due to lack of information it has been tabled until additional information is received from the insurance company.

Icy spots are being handled via granular ice melt.

Tinka made a motion to have the attorney review the rental rules in our governing documents to make sure policies all match. Lynn seconded the motion. The motion passed.

Tom made a motion to change the rental rules in our governing documents to indicate that if a rental unit is not actively rented within 120 days of the approved leasing permit, the request becomes void and cannot be reinstated for 6 months. Lynn seconded the motion. The motion passed.

A request was received by the Board for a rule variance request. After discussion, Tinka made a motion to send a written reply to deny the variance request. Tom seconded the motion. The motion passed.

There are currently no rental spots available.

The Board approved Robertson's Landscaping contract for 2023.

Tinka made a motion to add Liz Wynn, Sandy Harkins, and Carolyn Kanop to the list of volunteers under the HOA Workman's Comp.

Tinka made a motion to accept the proposed contract from Seal Coat Solutions for crack seal to help preserve the slurry coat previously applied. Tom seconded the motion. Motion passed.

Based on additional information, Tinka rescinded the motion to accept the Seal Coat contract approval until additional information received from the contractor. Tom seconded the motion. Motion passed.

Gardeners first visit for 2023 will be early April.

Correspondence/Miscellaneous

Discussion held concerning the information received regarding the potential Sky View Homes project to be built on the east side of Sonnet Springs. Based on the information received, it is in the final planning and approval stage.

The next scheduled Board meeting is May 18, 2023, at 8:30 am.

Tom adjourned the meeting at 10:18 am.

Sincerely,

Tinka Piper
HOA Secretary