

Homeowners meeting May 15th 2024

Attendance via zoom: Kristin Holliday- Excused(Board), Kent Woffinden(Board), Rich Wells(TPM) Carlos Carvajal(Board), Russell Fawcett(Board) Dale Larsson(Board) Jed Andersen(Board) Loys Hamilton(Board) Homeowners Loretta Harvey, Heather Barney, Peggy Haines, Debbie McCourtney, Erica Rodriguez, Danika Gunn, Iola Richardson, Leona Larsen, Melissa East

Meeting from April meeting approved

Question on how the sale of the lot was going. Legal matters have not been resolved yet so the lot has not been put up for sale as of yet. Melissa East asked about the total liens on the property. Total will be given at the annual meeting. The costs include homeowner fees, late fees, attorney fees, property taxes, fence purchase, clean up cost. Ball park figure to be available at annual meeting.

It was decided that the annual meeting should be as simple as possible as far as food is concerned. Maybe a Lemonade Cooler. Meeting at the pavilion with a service table. Hopefully it will bring the complex together.

Reviewed Income and expenses

Two homeowners are behind, Review in executive session

A operating budget was given to the group by TPM. The total budget came to 191,604.00 operating budget without cable. Will get final cable bill in June 2024. Did not include bids received for cement work, tree trimming and removal of \$45000.00 and a redo of operating documents of association of \$5500.00 as well as fixing brick path on the common area on the East of the project.

The nominating committee was announced for the election of the board. They are Elizabeth Fitzgerald and Lindsay Von Forrell Voting will be like last year by email or at the meeting in person with a proxy vote included in the mail out. Anyone can have their name put on the ballot if they get three homeowners to support them and have their name turned in by May 31st, 2024

Loys Hamilton brought up a concern about the company we are using for towing. There does not seem to be any negotiating with them. He said that the signs should be replaced that talk about towing as you enter the project and Towing amounts should be listed on the signs. The cost of towing seems to be high. Visitors seem to be getting punished. It was brought up that there are some who have been towed who did not put down the correct license plate number. It does state in the application for visitor parking to make sure your license plate is correct when making an application. It was suggested that we offer booting instead of towing so the cost would not be so high.

Jed did a walk through with an arborist of the trees in the complex. He gave a ball park amount of between \$35000.00 and \$45000.00 to take care of the trees and remove and

replace several trees that have bugs in them. Past bids were 40000.00 We should get two more bids to do the trees. Also need to replace bushes that are dying and wood chips where needed. There are also concrete issues in the complex that need to be fixed.

There was a discussion of reducing homeowner fees since the cable is being taken away and was one of the biggest expenses. There was a suggestion to reduce the fees to \$110.00 down from the \$135.00 we pay now. A vote was taken by the board and it did not pass at this time. It was suggested that we take care of needed tree repairs, concrete repairs, brick repairs and then visit again in the future.

Also the reserve study done in 2022 showed that we had need to increase dues to build a reserve to cover costs down the road.

Discussion on how often the sprinklers will be turned on and for how long. The water will be turned on MWF with no watering on the weekend. There was a concern on unit 3083 Somerset Drive on watering in back yard.

Erica Rodriguez wanted to know about minutes on the web site.

Danika Gunn spoke for her mother about issues with money left over from the insurance money on the Drake house. This has been turned over to the lawyers and hopefully will be resolved soon.

Executive Session

Legal issues, bids, and delinquents were discussed