

Homeowners meeting February 18th, 2025

Attendance via zoom: Kristin Holliday- (Board), Kent Woffinden(Board), Dale Larsson(Board) Jed Andersen(Board) Carlos Carvajal(Board) Rich Wells(TPM)
Homeowners Erica Rodriquez, Debra McCortney, Terry Wilson, Melissa East

Meeting from January 2025 Approved and [posted on the website

Expenses

Expenses and income were reviewed.

Deep root work done on some of the trees. Installation of new signs--All signs replaced. Code on signs for parking permits. This will eliminate errors like incorrect license numbers etc..

Erica Mentioned that the snow removal people are still tearing up things when they plow.

The places reserved for snow removal will be taken down and replaced with visitor parking signs. Talked about replacement of new trees and bark in the complex.

Within 10 days the new documents for the complex should be sent out.

Problems with timing of rebuild of lots effected by second fire. Tyler Cope is not moving forward as needed. Justin Carr is redoing the unit owned by Leona Larsen is moving forward and is about ready for sheet rock and painting.

Painting of curbs and parking discussed. Will get bids on painting Red areas, parking stalls, and postage service areas.

Carlos mentioned a problem with speed bumps. People are driving too fast in the complex and we need to look into permanent speed bumps. It was decided to get bids on getting some permanent speed bumps in the complex to place on areas where there are long stretches of road. Get three bids, Motion made by Carlos and seconded by Kent. Four approvals.

Melissa East. If we are not going to use the gates to the development we should take down signs. She also asked where the money if going that was saved when we terminated the cable contract. We have spend over 50,000 dollars on tree trimming and will be spending more this spring on bark and planting of trees and scrubs. The reserve study was done in October of 2022 and should be done again this year so we know what reserved total we should work toward. .

Approval to go to executive session made by Dale and seconded by Carlos

Exeutive Session:

There is a homeowner who has not paid anything on dues since they moved in. Several attempts have been made to contact him with no response. There is no payment and the account has been turned over for collection. The two other accounts have been resolved and they are paying something on their accounts. The homeowner pays fine when they are moved to collection.

Dale mentioned that Justin Carr is being delayed on the rebuilt of the Leona Larsen unit by Tyler who purchased the Drake lot. Discussed that one last meeting would be made with the two builders to see if progress can be made. It was talked about changing the roof line of the two units so progress could be made. Decided that Dale and Jed would visit with the builders first. The house is at the entrance to the development and it would be nice to see if finished.

A search for a new board member to replace Ann Craig who had to resign because of work schedule is being made to replace her until June meeting. Have not heard back yet from those approached as of yet.

Ashley Thomas at 1182 South 2910 East requested a hand rail to put on her porch to avoid a fall by those living there. She will be asked to submit concept.

Motion to end meeting made by Kent and seconded by Dale

Next meeting will be held on March 19th 2025

Special Homeowners board meeting was held on March 11th 2025. Present were Dale Larrison, Kristin Holliday, Kent Woffinden, Justin Carr and Jed Andersen by phone. Discussed was the units of Leona and the old Drake lot being built on different roof levels so that Justin could resume completion of the Leona Larsen unit. He said completion could be within 45 days. There are several examples in the development where the roof line is different. One being the unit where Robert Kuder and the Kent Woffinden family live and there is other units in the development where there are two different roof levels. Approval was made by the four board memebbers present to approve allowing the Leona Larsen unit and the old Drake unit to build at different roof levels.

