

Dudleys Grant HOA Mtg

Thursday, April 20, 2017

Quorum established: Joe Searles, Cody Smith, and Cheryl Smith

Eric Reifschneider unanimously added to board.

Review old minutes

- Retainling wall review – city not fixing for now due to less severe than originally thought
- Dumpster replaced
- Reviewed delinquents
- Agree to not replace to green giant at entrance
- Reviewed work orders
- Dumpsters – guarantee a year, \$560 was over-estimate (\$390)
- All accepted

Review Reports

- Balance Sheet – change in assets due to re-finishing pavement
- Profits and Loss – Nothing out of the ordinary
 - Landscaping future expense: pine straw – Amanda will place order
 - Building with fire was taken care of via renters insurance
 - Error on bank charges (47.50/month – not budgeted) – see if we can move to account that doesn't charge – Amanda will look into

4105 Owner Concern – proposal of gate to block pedestrians walking between backyards and sidewalks

- Need more information about her proposal

Dumpsters

- Side door dumpsters – owner requested to reconsider
 - Try placing 2 side-door dumpster in problem area (loop 4180)
 - Move good dumpsters to locations where dumpsters need replaced
 - Ensure that there is enough room to access side door before making purchase
 - 867\$/dumpster with slant and side door
- 2 dumpsters need replaced – not at same place
- Added recycle bin
- Signage for bulk items
 - Order from “signs to fit” – magnets
 - Ask for sample first
 - “Contact ##### for bulk item removal”

Landscaping bids

- Keep with Bryan Smith (\$10/door - \$3120)
- Include pet water rocks in newsletters

Newsletter ideas

- Service AC this time of year

Violations

- 4160E – visitor parking violation – too many people living in unit – reported to city
 - Tenants switching cars out in visitor parking
 - Fine \$200 (as opposed to \$1500) and \$100/future occurrence (regardless of any tenants car)
- 4180C – (waived fine in December for trash) – waived again until side door dumpsters installed
- 4210A – damaged blinds
 - \$100 fine unless replaced within 15days and \$10/day everyday after
- 4210A – same as with blinds
- 4222D – trash has been picked up
- 4243A – Parking beside dumpster violation – no fee assessed but owner reminded that parking beside dumpster, no matter how short is prohibited and can result in towing and future fees assessed.

Meeting Adjourned until July 20, 2017

Dudleys Grant HOA Mtg

Monday, August 7, 2017 6:30 pm

Quorum established: Joe Searles, Eric Reifschneider, Erin Perkins in attendance. Amanda Blomefield from RPM.

Property Manager of 4210 A present on owner's behalf. Requesting the Board waive fines on the account that accrued from violation for blinds and screen. \$1100 in accrued fines, Board agreed to waive to \$500 if a check could be brought in before closing of the property. Property manager will communicate this to the owner.

Hearings

- 4239 F dog not on leash; Owner present, Board fined \$25.00. \$100 for next occurrence.
- 4239 F not picking up poop; Owner present, Board fines \$25.00. \$100 for next occurrence.
- 4251 I Documented in January there is a screen with a hole. As of August 7th, screen has not been replaced. Owner emailed BOD and has ordered screen from Lowe's. BOD fines \$10 daily if screen not replaced by August 31.
- 4180 C Documented in January there is a screen with a hole. As of August 7th, screen has not been replaced. BOD agrees to fine \$100 initial and \$10 daily if not replaced by August 31.

Amanda to include name and phone number of company's people can use for screen replacements in future violation letters.

Approve Previous Minutes; Joe Searles motions to approve, Eric Reifschneider seconds.

Review Reports

- Amanda further explained why the landscaping improvements category will be over budget for the year. Will email the invoice received from the landscaper to the Board.
- Discussion on price checking Justice Home Improvements for building repairs to make sure he is still in line with other vendors. AB to check on next large repair.
- BOD approved writing off balance not collected from 4175 J; amounts to \$471.00. Property has transferred and previous owner never paid dues. Did not get billed at closing.
- BOD approved to proceed with foreclosure at 4225 D; owner has not responded to intent to foreclose letter from attorney. Eric motions to foreclose, Joe seconds and Erin accepts the motion. No further discussion.
- Amanda updated BOD on pond inspection and informed that no further expense was due for this year.

Dumpster Updates

- City reported bottom was out of dumpsters at 4222 and 4275. BOD approved replacing the two dumpsters.
- Amanda to look in to pricing for stencils.

Snake Complaints

- BOD reviewed pricing for rodent traps due to landscaper and Othos recommendation. Will revisit next year before active season, no action taken at this time.

Resident Request

- 4243 D Tenant request to install 5x5 shed in patio. Amanda to follow up with further info.

Cable Increase FYI

- Cable going up standard 5%

General Discussion

- Amanda to talk to Chuck to see if he is still interested in serving and if he knows anyone else who may want to serve on the BOD.
- Eric received a letter in regards to property beside DG. Will forward to Amanda to send to homeowners at DG if they are interested in attending the meeting.

Next Meeting: Thursday, November 16, 2017 6:30

Meeting Adjourned: 8:00

Dudleys Grant HOA Mtg

October 17, 2017 6:30 pm

Quorum established: Joe Searles, Eric Reifschneider, Chuck Williams in attendance. Amanda Blomefield from RPM. Meeting called to order at 6:36 pm.

Eric motioned to approve minutes from the meeting on August 7, 2017. Chuck seconds the motion.

The Board reviewed the financials. Joe questioned the \$30,000 Capital Reserve Transfer on the Balance Sheet and after discussion it appears it was moved to Retained Earnings. Eric wants to know why Capital Reserves is showing as a Liability. Amanda will talk to Rocky about both items.

The delinquent sheet was reviewed and before a foreclosure vote was made Chuck requested the units be verified for bank foreclosure, as he believed the bank has foreclosed on one unit.

The Board discussed several landscaping issues/improvements.

- Pricing was reviewed to convert pine straw to mulch. The Board will not move forward with this expense.
- Pricing for additional bush trimming was reviewed. Amanda will follow up with Bryan Smith to see if the bushes could be trimmed back more aggressively in February or March without being damaged, and then again in October. Would this possibly help the growth complaints that are received?
- 4235 C Drainage issues were presented to the Board. Discussion on how to remedy the drainage back up and review of pricing from the landscaper. The Board had additional questions for the landscaper that Amanda will follow up on before a decision is made to remove concrete tiles and regrade and reseed per Rocky's suggestion.
- Pricing was reviewed for property wide fire any treatment. The Board would like to pursue this expense, but Amanda will get a second quote from Othos before a decision is made.

Brief Discussion on removing the tree at 4275. The Board does not want to move forward with this at this time since the tree is healthy.

The Board reviewed the 2018 Budget that was presented. It was discussed to increase dues to \$86/monthly to cover the 5% cable increase, and building maintenance increase.

The Board was curious on pricing for roof replacements so Amanda explained the option for an Eagle View Report, and the Board approved moving forward with this for an estimate of what the roof replacements will be.

One unit was written up at the October inspection for Halloween decorations in the front yard. The Board does not wish for the resident to remove the decorations at this time, but Amanda will send a letter reminding the resident of the Rules that items should be contained to the flower bed and next to the unit's front door.

Next Meeting: Annual Meeting; scheduled for Tuesday, January 16th at 6:00 at Christ's Church.

7:54 Meeting Adjourned.