

HOA Minutes for September 3, 2022

Present:

President: David Spinney

Treasurer: Elaine Yates

Secretary: Valerie Atchison

Board: Evan Archerd

Board: Jeanne Hoadley

Board: Bram Larrick

August Minutes were approved

Landscaping

David said that progress is being made on the irrigation. Mario Vader, arborist, has inspected the trees and has noted where tree roots are going to become a problem for sidewalks in the future—which will require a concrete contractor to repair.

Evan: the four units at 223, 221, 209, and 207 Wintersage do pay HOA fees. They are part of a commercial association. Any landscaping costs, such as removing the root barriers, should be billed to those units.

David noted that many plants next to unit 207, including the strip next to the mail boxes, were dying from lack of water. Evan will deal with the problem.

Evan's property along 99 has high dried vegetation and broken old signs. The City is not currently allowing cutting weeds because of the fire danger. Evan will have Sabino clear out the signs.

David obtained 4 estimates for landscaping, with the highest amonthly fee of \$11,700/month to the lowest: Edgar's bid of \$1,600. David proposed to accept Edgar's bid for a 3 month trial. It was agreed by the Board to give Three Oaks two weeks notice. A contract will be written for Edgar.

We need to verify that the irrigation is working properly for each property (there are 58 properties). This will likely require going door-to-door since several homeowners have opted out from the email list.

We need to decide on a replacement for the bark mulch that has been removed. The cost of gravel and rock has skyrocketed. Perhaps a living mulch or other ground cover would be the solution.

Bookkeeper Search

Evan recommended Dorothy Walsh, Walsh Tax Services in Ashland. Elaine and Bram will follow up.

HOA Documents

The CC&Rs and Rules and Regulations are out of date. We need an affordable attorney or paralegal to revise them. Evan said that the original attorney, Jennifer Bridges, is deceased. He recommends Chris Hearn to do the legal work and will contact Chris.

Finances

Elaine said that the net income for January-August, 2022 was \$7500, and there is a reserve fund of \$7000. It is premature to broach raising the dues.

There are a few homeowners in arrears, and Elaine will contact them again.

The water bill continues to be too high, and the cause has still not been determined. The August bill was \$945, yet there are still dead plants.

Traffic Safety

David: The City has placed new one-way arrows in the alleys. There are still no one-way signs yet. Still working on getting stop signs to calm traffic on Clearview, apparently only one can be allowed. David will continue to work with the City for solutions.

Meeting adjourned