

HOA Minutes for November 2, 2024

Present

President: Bram Larrick, on medical leave

Treasurer: Elaine Yates, absent, Valerie holds her proxy

Secretary: Valerie Atchison

Director: Evan Archerd

Director: Chris Christensen

Director: Erin Douglas

Director: Tony Rosca

Discussion re: President's medical leave

We discussed how to fill in for Bram while he is not able to uphold the duties of President due to illness.

The Bylaws say that the Secretary takes over for the President when necessary, but Valerie is going in for cataract surgery during November, and has no idea how that will affect her ability to participate; and remarked that the duties of the President are not in her skill set.

Chris is happy to lead meetings, but is swamped with other responsibilities.

Erin with setting up a Google HOA Documents Drive and landscaping.

Evan pointed out that as the original developer and the representative of the commercial LLC, it is ethically incorrect to fill in as President, and that it is better that a homeowner fills the position. However, he will be happy to help as much as possible.

Tony remarked that he is "not fit" and he is planning to move.

Erin wondered if Elaine would be interested, but she is now the Treasurer.

While Bram is gone, Chris offered to lead the meetings, and we can all split up the duties.

Evan will step aside from landscaping (he was assisting since Bram got his diagnosis) since Erin is back in town and available.

Chris said that our annual elections for the Board are at the beginning of the new calendar year.

Valerie said that we need to start recruiting now for new Board members. Erin will reach out to a couple of homeowners who might be interested in participating. However, unfortunately, not many

people are interested in being on the Board. Valerie noted that we have a low number of resident owners.

Erin volunteered to draft a letter to homeowners to update them and ask people to be Board members.

The date for the Member meeting was discussed, potentially January 18th, 2025 was recommended.

We all need to encourage members to attend and run for positions. The meeting will be via Zoom, as before.

Update on the Commercial Property

Evan reported on the progress of the rebuilding and new tenants.

A convenience store will open in a week or two.

Subway is breaking ground.

Dominoes will go in on the other end.

A Swim School, with an endless pool, is opening. The owner is Shannon Kegan, a champion long distance swimmer.

The other site, in the former Goodnight Inn spot is also beginning to fill in. A coffee house/delicatessen should be opening soon.

Liberty Tax Office will be opening.

Negotiations are ongoing with the local Talent brewery.

Unfortunately, the new emergency veterinarian will not be able to open here.

Update on the Commercial LLC landscape payments

The invoices received from Walsh do not include the full obligation.

The commercial organization is supposed to pay 1/3 of all costs for maintenance of the park, and not just 1/3 of the water bill.

The Partnership would like to suspend the payments for the three years that the building was burnt, and to resume payment as of January 2024. Evan will recuse himself on any vote pertaining to this issue.

The six home/work units owned by the LLC already pay monthly dues in order to be covered by the HOA landscaping contractor.

Evan will recuse himself for the vote.

Erin asked why the date would be January, 2024. Evan replied that the building was finished enough to show it to tenants, and the Park is an advantage to the commercial site.

There will be another building going in behind the four live/work units on Wintersage.

Tony asked for clarification on the number of units covered by the dues and groundskeeping/landscaping.

Evan remarked that there are 54 houses that are part of the HOA, and there are 6 live/work units that are part of the Clearview LLC that pay the same fees/dues as the HOA houses. The six units are not technically part of the HOA, but the Board in the past decided that they could pay the same fee and get the same landscaper as the HOA properties.

Tony pointed out that he has noticed that the landscapers do tend those properties. Evan told Tony that if he needs clarification on the issue that he could send Evan an email.

The Board decided that we should meet in December to consider Evan's proposal.

Erin asked Evan if he could work with Walsh to arrive at a suggested amount, and communicate with the Board by email.

Parking Signs

Erin will be ordering parking signs for the four HOA parking spots on the alley parallel to Clearview, and asked Evan if Sabino can install them. Evan said that he will ask Sabino to put them in.

Landscaping/Groundskeeping

Erin asked Tony if he needs extra landscape service on his yard (bush trimming etc) since he is trying to sell his home, and she can ask Leonard to do so.

Valerie asked if we can re-think our communication with Leonard so that homeowners can approach him personally. Erin shared that Leonard is happy to taking direct requests from homeowners and if its not in his scope of work he will let them know.

Erin:

--The backflows have been turned off for the winter, and homeowners need to take care of their irrigation controllers.

--Tree-trimming will be done in December and January.

--the rock needs to be finished, Leonard's crew has started on Poppy Bay, and Wintersage will be next.

Chris asked if the fenced yards on Clearview are mowed by the HOA. They are not because those are back yards.

Treasurer's Report

Elaine is absent today.

We do receive regular updates from Walsh.

Updates to CC&Rs

Chris suggested an in-person meeting at her house on December 7 or December 14th to discuss updates and changes to the CC&Rs.

No votes were taken today, there is no further Business.

Meeting adjourned.