

HOA Board Meeting
June 12, 2018 7:04 PM

Amber Bird, Richard Bird, Amber Ringger, Braun Edwards, Debbie W., Vic Petersen, Clifford Losee, Kellie C.

Vic

- Hole in handicap parking stall building 12 - received a call from Debbie from city water works. She said they'd send someone to look at it. Will follow up.
- Step ladder for trailer: will have done by Saturday 6/16
 - Need Board to spend a Saturday cleaning the trailer out
 - Yard & Trailer keys
- Gas smell at clubhouse - haven't found a source. Not constant smell.

Braun

- Order Signs - reassigned to Richard
 - Dumpster
 - Mounting - 3 on concrete, 1 on RV fence
 - Speed limit signs

Richard

- Spa door hinge
 - Bottom hinge is rotted out. If door is opened, it'll fall out.
 - Clifford and Richard coordinate fixing that

Amber R

- Scott Bumbardner: 6 months behind, collections for 3 months so far. Most recent letter stated from now on, properties will be pushed toward foreclosure, not just lien.
 - Precedence
 - Vic research if the HOA has standing for a foreclosure
 - Standardized procedure
- Monthly budget review
 - Paid income tax on RV Parking. Braun questioning why it's income, not a fee. Amber R will ask tax guy about that.
 - Amber R, contact MD to prorate 12 months instead of 9 months
- Contact Jon to verify they're coming twice a week still

Kellie: Suggested charging renter units a clubhouse deposit

Working units: 6 men in each unit that work at Houwelings Tomatoes. HOA doesn't need to manage them, their manager Ben does.

Amber & Richard are working to get the rules & regulations in spanish for Ben to distribute to the men.

Amber B contact Ben about smoking on the balcony. Also get a list of which units Ben manages.

Get spanish on signs also.

Amber B discuss more keys for each unit with Ben

Amber B

- Outstanding maintenance issues
- Pest Control: Done today 6/12
- Power Wash breezeways: Richard can help Clifford or send out email for residents willing. Get bids.
- Painting lines for handicap parking: Clifford will work on it.

Debbie

- Doggie DNA
 - Needs to be in Rules & Regulations. Amber B find rules and post them.
- Parking
 - Need to take care of commercial vehicles (refer to CC&R 10.c)
 - Need to park on the east side outside RV lot
- Balcony Violations
- Bikes: 4 per balcony

Board Discussions

- Smoking Rule
 - Get it written into Rules & Regulations. Find the fines Maurice had written.
 - Nonew resident after X date can smoke
 - If owner rents to a smoker, from August 1, 2018 forward, new renters cannot smoke.
 - Maybe get a list of people who already smoke. Check CC&R "smoking" definition. Date will be August 1st.
- Insurance Renewal
 - Premium is going up. Current agent is going to run an analysis and get a rough estimate. Some bids were 25% higher than current.

Kellie called Amber R and did all windows for \$75

Amber B let Kellie know when windows need to be done.

Braun get bid on pool windows and upper.

Need 2 screens replaced

If Kellie needs to be cleaning pool windows, we'll have to discuss new pricing.

- Lynnellen: Debbie says the freezer is still on the porch of 510. Amber R, send her another fine of \$25. She has 48 hours or she'll be back charged.
- Claim in October was \$9,000. Work done was \$4,000.

- Receipts are handwrittens. Didn't pay \$1800 to Jeffers Restoration. \$2200 from the claim leftover. Homeowners have insurance to meet \$5000 deductible. She paid \$4689. Homeowner pays first 5000. After that, HOA pays. Which is why we have 4100 from claim. Nationwide estimate was 9000 from broken pipe in water heater closet. Loss in unit goes through HOA.
- Have Tom explain the process.
- Keep money from claim
- Fence claim October 2, 2017: Just received check from Farmers (other guys insurance). Send Nationwide check back. Make it out to NFP.: National Financial Partners (Broker)
- FedEx: Amber B contact about stall 12 damage.
- \$4800 for fire inspection. Braun has friend who does hotel maintenance. Might be certified. Amber B get bids