

Graf Meadows Homeowners Association
Annual General Meeting
January 26, 2023
7:00 pm
Bethany Presbyterian Church

Meeting Minutes

Call to Order: Meeting was called to order at 7:07 pm

President Update—Scott Mikkelsen: Welcome, introduced board members, attending members introduced, outlined agenda and how/when to communicate, for online attendees.

Treasurer Report—David Dolezsar: Reviewed last year's budget vs. actual spend, this year's projected revenue and budget, and current account balance. Annual expenses include insurance, landscaping, water (for parking strip along entrance at Springville), AGM room rental, website fees, P.O. box rental, corporate fees, postage, landscaping, social events, sprinkler repair and fence repair.

Social Committee Report—Julie Mikkelsen & Monica Dolezsar: Sponsored and/or supported several events in 2022, including Easter Egg Hunt (with more than 300 stuffed eggs!), summer barbecue (24 neighbors attended), Halloween parade (coordinated by neighbors, supported by HOA), and the Christmas Light Competition. HOA awarded prizes for the Christmas Light competition (first, second, and third place). Did not have the garage sale this year due to covid; may look at bringing back for 2023. Opened floor to discussion about social events. Neighbors said the summer garage sale has been helpful, and another neighbor suggested the HOA sponsor a dumpster for a day. HOA has done in the past, though some concern about non-HOA members dumping. Board will discuss.

Architectural Review & Landscaping Committees' Reports—Alexandra Holmes: In 2022, the committee and board handled three requests and member escalations: request for house color, request for deck replacement and change, and an escalation regarding a camper trailer parked in a driveway, not in compliance with the HOA's CC&Rs. Board approved the house color and the deck replacement (both were using standard materials and colors, in compliance with CC&Rs). Regarding the trailer out of compliance, the board sent a letter to the homeowner regarding the trailer parked in the driveway. The trailer is still there—there is nothing more the board can do to enforce.

Landscape committee handled additional bush trimming/shaping and weeding on the entrance strip on Springville, completed in July 2022 by HOA's landscaper, at no additional cost.

Committee chair gave two reminders:

1. **Tree removal must be approved**—contact the ARC chair/landscape chair for tree removal approval, especially trees adjacent to neighborhood roads, with county requirements to the number and type of trees and setback in our neighborhood.
2. **House color and structural changes/additions require review by the committee and board**—contact the ARC chair. Need to make sure that colors and materials are standard, and adhere to HOA's CC&Rs

Springville Fence Update & Plan—Alexandra Holmes & David Dolezsar : The cedar fence along Springville Road that the original neighborhood builder built, between the monument and the stone pillars that marks our neighborhood entrance, has fallen down in many places (8 sections fell down during the December wind storm) and needs to be replaced. The fence has been repaired over the years, including a Special Assessment in 2018 to paint and extend the life of the fence for 5 more years. However, it has been determined that the posts holding up the fence can no longer be repaired, and that the fence needs to be replaced. The Landscaping Committee and board have received several bids from fence builders and have read reviews and recommendations on the bidding companies. Cost for the 481-linear-feet of fencing is estimated at \$25,500, including tear down, removal, galvanized nails, lumber, and labor, with a 20% overage buffer to cover unexpected costs (possible tree pruning, for example), and the possible increase in supply costs from the time of the original quote. The fence is expected to last 15 years. The landscape committee chair will project manage and communicate with the neighbors affected. The project is estimated to take 2 weeks to complete.

The HOA has enough reserve funds to cover 65% of the estimated cost. Board voted and approved issuing a \$120 Special Assessment per household to cover the remaining balance, and still leave a portion of funds in reserve. This Special Assessment will be added on the annual dues invoice, for a total of \$220 due for Graf Meadows HOA for 2023.

A neighbor asked why the HOA is paying to replace the fence, and said it is not in any formal document that the HOA is responsible for the fence. This led to a lengthy discussion and questions about if and why the HOA is responsible for the maintenance, repair, and replacement of this particular stretch of fence, and concern that the HOA would also be responsible (or consider being responsible for) other stretches of fence that border greenspace or public sidewalks. Neighbor suggested that since the HOA would expect these homeowners to maintain the fence in an aesthetically pleasing way, why doesn't the HOA expect the same for the homeowners of the fence along the neighborhood entrance at Springville. Neighbor recommended that the HOA and the neighbors affected split the cost of the fence replacement 50/50.

The board explained that although the CC&Rs do not list the cedar fence on Springville specifically where it lists "HOA property," the monument at the entrance of the neighborhood and the stone pillars between each fence are listed as HOA property in the CC&Rs. The cedar fence was built by the original builder as the entrance to the neighborhood, the fence is connected to the stone pillars that builder installed (and that are listed on the CC&Rs as "HOA property," and the HOA pays insurance on the fence. Historically, the HOA has maintained and

replaced the fence since the fence was built (including a complete fence replacement in 2006, and repairs in 2018), and cited historical AGM and board minutes where the HOA agreed to be responsible for this stretch of fence specifically.

A neighbor suggested replacing the cedar fence with a chain link fence, for longevity. Other neighbors wanted to maintain the cedar fence for aesthetics and consistency in the neighborhood, and the board said the CC&Rs are very clear about the style and type of fence that is allowed as the standard within the neighborhood—that it needs to be a cedar fence.

Neighbor recommended that the HOA replace the fence this year, but not take care of the fence moving forward.

Elections for Open Positions

President: Scott Mikkelsen volunteered to be president again. No other nominations from the floor. Motion was moved and approved; HOA voted and approved Scott Mikkelsen as HOA president for 2023-2025.

Social Chair: Monica Dolezsar and Julie Mikkelsen volunteered to be social chairs again. No other nominations from the floor. Motion was moved and approved; HOA voted and approved Monica Dolezsar and Julie Mikkelsen as HOA social co-chairs for 2023-2025.

Q&A and new business from the floor

1. David Dolezsar reminded neighbors that Springville Road will be under construction in 2023 and 2024, with the bridge being replaced, road widened, and a stoplight installed at 165th & Springville intersection.
2. Neighbor asked who won the Christmas light contest—board said they notified the winners, but will look up and let the HOA know the winners.

HOA Contact information:

HOA Website: www.grafmeadows.com

- CC&Rs (covenants, conditions, and restrictions)
- Contact information
- Meeting Minutes

Contact the Board:

Board: bod@grafmeadows.com

Treasurer: treasurer@grafmeadows.com

Architectural Review Committee: arc@grafmeadows.com

Landscaping Committee: landscaping@grafmeadows.com

Social Committee: social@grafmeadows.com

Dues: Dues are Due March 31, 2023—\$100 + \$120 special assessment.

Meeting adjourned at 8:10pm.