

\$Graf Meadows HOA Board Meeting
March 10, 2022
6:00–6:52 pm
Virtual Meeting

In Attendance: Scott Mikkelson, President; David Dolezsar, Treasurer; Jennifer Bates, Secretary; Alexandra Holmes, architecture/landscape chair; Julie Mikkelson, social committee co-chair; Monica Dolezsar, Vice-President & social committee co-chair

1. Committee Updates:

a. Architecture/landscape committee:

Neighbor brought forward a request to approve installing a sauna in their backyard. Neighbor said will not obstruct views of other neighbors. Board discussed & approved this request.

Existing board members explained the HOA's legal architecture & landscape infraction enforcement options to the new board members. Currently the HOA has no way to enforce infractions. In order to enforce, HOA would need to change the CCRs to give legal footing, which would require a majority vote and significant legal expense. Would cost \$10,000-\$15,000 to hire attorneys and change our CCRs. Current budget does not allow for such an expense; would need to increase dues. Board discussed using the HOA's savings for the fence repairs first, then consider the CCR changes later.

b. Social committee:

Discussed bringing back in-person events starting with the Easter Egg Hunt, as covid restrictions are being lifted.

Easter Egg Hunt: Tentatively planning to hold the event; social committee will look into holding—Hold it the day before, Saturday, April 16, 2022. If schedules work, committee will move forward with the in-person event.

Labor Day BBQ: Discussed holding this as a summer time BBQ on a weekend, to improve turnout. Board agreed to move forward with this event in the summer—board will look for dates in August and discuss at the next board meeting

Neighborhood garage sale: Discussed, will think about and discuss at next board meeting. No firm commitment or plans made at this time.

Welcome to New Neighbors: Board discussed creating some sort of one-page letter to introduce new neighbors to the neighborhood and the association—explain the neighborhood's CCRs, dues, how to contact us, the events we host, etc. Social committee will take this on—they will visit and meet the new neighbors, give them the information, and get their contact information for treasurer.

BOD Email Addresses: Each year the board's email addresses change. Because the board members change our email addresses frequently, our HOA emails often go into people's spam folder. If an email address only exists for a year or less, it flags for spam in people's email box. Board recommended changing the email addresses to a broader address that does not need to be changed with each year or new board member. This will help give neighbors an email address with continuity that people can remember, and help keep our emails out of spam folders in the future.

2. Treasurer update:

Current account balance: \$XX.XX

Outstanding dues: \$3,535.00

2 houses have liens on them because of outstanding dues—Dave is working on collecting. Dave also is collecting members' email addresses & contact information via the flier sent with the dues invoice.
HOA paid the Oregon Secretary of State twice for the HOA registration; the second payment is getting reimbursed.

One of the original homeowners (Bill Kirby) would like to come to one of our board meetings to give the board neighborhood history. Board agreed to invite him to a future meeting to give us some of the history of the neighborhood and the association. Dave will contact Bill to schedule.

Website: Jennifer possibly will take over updating the website from Dave. Dave & Jennifer will meet to discuss.

Fence: Alexandra will talk with Scott & Dave to get the history and proposals on the fence. Need to make some minor repairs to the fence and to the sprinklers in the short-term.

3. New business:

Next meeting: late May, to check in about BBQ, and then again later in the year before the annual meeting.

Meeting adjourned 6:52pm