

## **Minutes**

Meeting from 7:00pm to 8:10pm

### **Attendance**

- Present
  - Scott (President)
  - David (Secretary)
  - Julie (Social)
  - Monica (Social and Vice President)
- Absent
  - Dan (Treasurer)

### **Proposed Agenda**

- Christmas Lights Contest update
- Fence status and next steps
- Sprinkler systems status and next steps
- Open and Opening Board Positions
- AGM Meeting Plan (Date, Time, and Place)
- Opens

## **Minutes**

- **Christmas Lights Contest update**
  - Was a great success – driving through our HOA areas it appears that our neighborhood had more lights and decorations than most of our surrounding neighborhoods
  - Various feedback from members that they enjoyed the Christmas Lights
  - Scott and Julie have already contacted winners in person and dropped off the Gift cards
    - First place~6030 NW 163rd Place (\$75)
    - Second place~16620 NW Graf St. (\$50)
    - Third place~6035 NW 163rd Place (\$25)
  - Names not posted in case of any privacy concerns
- **Fence status and next steps**
  - Fence continues to be top concerns as now into rainy season and number of posts are weak, leaning, and in need of repairs/maintenance
  - Per agreement in last meetings have done analysis if HOA capable yet to fund full or partial replacement
  - Still not enough reserve funds for replacement of “whole fence” or even a partial section (\$26,000 ballpark for full fence replacement)
  - Few fence posts do not look like they will make it through this winter so agreement is to do minimal maintenance to keep fence standing till we have funds
  - Still need to get another year or two out of fence but very good success on raising HOA reserve fund that will be required
  - David and Scott walked fence line (Jan 3rd 2022) and identified 5 post (marked) that are rotted and need repair to make through this season
  - Agreement is for Scott to talk with his handy man that he uses to see what he would charge for the minimal repairs required to fence
  - Scope of work

- Reinforce the 5 posts with metal support similar to what Brian had done a few years back
    - Have the metal supports painted to match similar to fence color
    - At same time paint the other 4 posts that were replaced last year in same color
  - For HOA AGM coming up bring proposed plan of action to HOA members for replacement
- **Sprinkler systems status and next steps**
  - After county finished construction East of 174<sup>th</sup> Ave (which involved removing HOA sprinkler that was installed in county property)
  - After construction we have found leak in remaining system but unable to identify where
  - County dug up and recapped one of the old sprinkler lines
  - County accidentally damaged our sprinkler backflow preventor (which they have replaced at no charge to HOA) but was not completed till well into rainy season
  - After capping and repair there still appears to be a leak
  - Now need to wait till late spring to troubleshoot /repair as so much rain impossible to identify where remain small leak is
  - Unfortunately, current HOA board does not have blue print of where and how lines are run
  - Agreement wait till spring and then contact “sprinkler repair company” to further investigate where leak might be
  - Depending on troubleshooting from sprinkler company this Spring and expected update on next phase of construction on Springville board can at that time decide on best steps forward
- **Open and Opening Board Positions**
  - In last few years Board has lost a few seats and have not had member volunteer to help fill back in.
  - This AGM we will be doing a big push to try and get some new volunteers to step up for board/HOA support positions
  - Treasurer position – (opening?) Highest concern, as Dan has mentioned he was planning to resign – currently Dan has position
  - Architectural Chair – (open) – Bob Hale moved this year and we have not yet found replacement (currently responsibility shared among current board on as needed basis)
  - Landscaping Chair – (open) - Bob Hale moved this year and we have not yet found replacement (often ARC and Landscaping can be same role) (currently shared among current board on as needed basis)
  - Web master - Jeff Yates resigned – Dave has been covering along with Secretary position but we need to find new member to own
- **AGM Meeting Plan (Date, Time, and Place)**
  - 2022 AGM planning
  - Agreement to have in January
  - Confirmed with Dan on date – Thursday January 27<sup>th</sup> @ 7:00pm
  - Agreement for second year in row due to COVID situation to not have in person
  - Will be again via Microsoft Teams meeting
  - Dave to send template for PowerPoint slide deck to board members to fill out

- Key agenda items
  - Each Board member position update
  - Fence Plan
  - Sprinkler/Construction update
  - Elections for new positions
- Dave to send Email to members on upcoming date and link to Teams meeting
- Dave to create flyers for mailboxes for posting – Julie to post (at least 2 weeks in advance)
- Flyers and email need to stress need for new members to volunteer for open board member positions
- Online Microsoft Teams meeting options no longer free for over 1 hour –
  - HOA meeting needs to be over 1 hour long so
  - Dave to come back with what it would cost HOA to host Team meeting over 1 hour in length
  - Expect meeting to be about 1.5 hours based on Agenda items
- **Opens**
  - Feb 14 due date to renew our website/email hosting – Dave to pay and submit invoice
  - HOA e-mails for 2022 have been updated from 2021 version by Dave. Webpage contact info also updated – please ensure to use the 2022 versions now active

Meeting adjourned 8:10pm  
 David Dolezsar  
 Graf Meadows HOA Secretary

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On Dec 28, 2021, at 3:09 PM, David Dolezsar <[dolez\\_extreme@hotmail.com](mailto:dolez_extreme@hotmail.com)> wrote:

Hi Board

Here is link to Teams meeting for Thursday's meeting 7:00pm

<https://teams.live.com/join/93969505693734>

**Main Agenda Items:**

- Christmas Lights Contest update
- Fence status and next steps
- Sprinkler systems status and next steps
- Open and Opening Board Positions
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Sincerely  
 David

Graf Meadows HOA Secretary