

Graf Meadows Homeowners Association Annual General Open Meeting Minute Notes / March 16th, 2018, 7:30 pm

Annual Meeting for 2017 Calendar Year Ending.

7:15-7:45 Sign-In with Homeowners encouraged to do so to be eligible for \$10 yearly hoa dues discount and opportunity to win raffle prizes at end of evening.

Call to Order

Current President David called the meeting to order at 7:45 pm. We then went over the agenda for the evening verbally and introduced current board of directors and spoke briefly about what each does. Of current board members, David (president), Brian (landscaping), Nancy (secretary) were present. Additional ad hoc board members, Monica and Julie (social committee) were present. Webmaster ad hoc member Jeff Yates present.

President Update – David Casleton

David was present and spoke only briefly. David tendered his resignation as president of the HOA effective immediately even though he had another year left of his two year elected term. Reason for resignation was stated as “personal issues and choices he had to make” serving as the HOA president. Brian Stout thanked him for his time and service and for the progress that was made in the past year on pressing HOA business issues. Brian Stout asked for any volunteers in the present homeowners who would be interested in serving as President with no takers and mild laughter. Brian Stout agreed to take over remaining time as President, again, in order to keep the seat filled and active. There were no objections.

Treasurer Update –Dan DiMateo

Dan was not able to be present due to last minute work conflict but did meet with Brian Stout a couple hours prior to the meeting and providing some quick numbers regarding HOA banking balance and dues status. Brian Stout spoke for Dan. Quick overview of current HOA balance, breakdown of overdue unpaid dues balance (\$3,600.00) and re-statement that HOA dues are still only \$100.00 per household per year. Brian stated that based upon current yearly obligations that the HOA charter requires us to perform, that the paid portion of the annual dues is basically gone at the end of the year. Explanation of fixed expenses included insurance policy, mail box service, landscaping service, water service, permits and testing for backflow, and a small amount for annual social functions is spent.

It was also shared that the HOA board members had met multiple times over the past year to discuss multiple neighborhood issues, including at length, the issues with unpaid dues and the legal requirements that the HOA is required to take in order to ensure payment of the dues when a homeowner sells the property. This action was explained that the HOA board had proceeded to file legal liens on 3 homes/homeowners with Washington County and that the liens were in place and would remain in place until satisfied, presumably at time home is sold and title search is performed. The HOA board learned that the title companies do not always catch that homes in our neighborhood are in a legal HOC contract and from a legal standpoint the HOA should have liens in place to secure a way to collect these outstanding dues.

ARC Update – Scott Mickelson

Scott was not present. Very brief discussion on what the ARC position entailed. Brian briefly spoke that there were some issues and homeowner request regarding the fence along Springville Rd. that the HOA is tasked with maintaining and continued with this issue during discussion following regarding the landscaping and maintenance update.

Landscaping Update – Brian Stout

A great deal of time was spent discussion current changes and challenges. Brian informed us that the landscape service the HOA had contracted with for the past few years was no longer able to perform the services required due to a business restructure and that their client list was sold to another company. Multiple bids were solicited from half a dozen companies with only two of them willing to take our HOA account. Of these two received bids, the board made the choice to go with the company that bought out the prior landscaper. Discussion on rate being kept the same but with change being made to only have service from Feb.-Oct. each year in order to save funds since there is nothing to do during the winter months each year. Additional discussion at length regarding repairs that had been made to fence due to post rotting and fencing falling down with homeowners requesting action. Brian explained that the current bushes and trees planting in the small less than 2 foot strip were damaging the fence, causing issues with maintenance and were being removed as per prior board decision that was made. With removal of these it allows for additional fence repair and a much needed re-staining treatment along with ability to cut back on watering, all of which will save on HOA funds and long term maintenance issues. Discussion regarding HOA board had been researching and gotten multiple bids at same basic time of landscaping bids for having the fence and sidewalks pressure washed, cleaned and fence treated / stained. Expected expenditure for the HOA at time of meeting based upon research was somewhere between \$3,000.00 to \$5,000.00 dollars to have required work performed. Brian explained that since we had collected all the current past year dues and that new dues had not been requested yet, that the HOA did not have the funds to complete repairs and maintenance that is required. Questions was posed to all homeowner present regarding thoughts on either going thru process to raise yearly hoa rates and what the really entailed to get done, or to issue a special assessment to the homeowners along with the current dues for 2018. It was voted on via a show of hands by a majority present that a special assessment was the preferred course of action. Dollar amount of the assessment was to be determined at a later date with discussion it would be between \$75.00 - \$150.00 per household.

Social – Monica / Julie

Annual Labor Day BBQ will again be coordinated and happening along with annual Easter egg hunt as in the past. Comments from those present once again showed enthusiasm for these two social events as a way for neighbors to connect.

Other Business

Neighborhood update - Marty Moyer

Marty spoke to group about general neighborhood area projects such as new homes being added in north of Springville road, road access to these homes etc. Discussions regarding intersection at Springville Road and Keiser road improvements. Question was asked by Brian Stout if Marty had any indications or information regarding plans for Springville Road along the HOA boundry and the status of the proposed light at 165th / Joss Ave.

Additional HOA Issues

No other additional questions or issues were brought forward from those in attendance.

Raffle

Social Committee held the raffle for door prizes. Four \$25.00 value gift cards awarded.

Any Other Business

None. Meeting closed at appx. 9 pm.