

## **Graf Meadows 2019 HOA Meeting**

March 7, 2019

Attendance: 20 households represented out of 79 in HOA boundaries.

1. Officer/Position Introduction
  - a. Current
    - i. President – Brian Stout
    - ii. Treasurer – Dan DiMatteo – staying on board unless someone else is interested in taking over position
    - iii. Secretary – Nancy Stout
    - iv. Architecture Chair – Scott Mikkelson
    - v. Landscape Chair – Brian Stout-
    - vi. Social Committee – Julie Mikkelson / Monica Dolezsar

2. Officer Elections
  - a. Newly Elected
    - i. President – Scott Mikkelson
    - ii. Treasurer – Dan DiMatteo reelected
    - iii. Vice-President – Monica Dolezsar
    - iv. Secretary – David Dolezsar
    - v. Architecture Chair & Landscape Chair - combined – Bob Hale
    - vi. Social Committee – Julie Mikkelson / Monica Dolezsar

Big thanks went out from the homeowners to Brian and Nancy for all their help with the HOA over the years.

3. Discussion on when and how to mail/email HOA due letters; when and how often to deposit checks; who should be responsible to respond to email regarding past due dues. Issue raised with Treasure not having full access to the HOA bank account. Agreement to follow up from Dan with Bank to see what it takes get this fixed.

### 4. Budget/Expenditures

#### a. Association Operations:

Gift cards, copies, web site, office supplies, PO Box, postage, signs	\$ 718.05
Bank Charges (\$12/mo if balance is below \$5,000)	\$ 72.00
Community Social Activities – Easter Egg/Labor Day BBQ	\$ 823.00
Signs	\$ 7.52
Insurance	\$1,050.00
Landscaping – general maintenance (annual)	\$1,050.00
Landscaping – fence maintenance (\$4,200)/painting/sprinklers/bark dust	\$5,214.00

Taxes/Fee	\$ 50.00
Utilities: Water (\$1,651) & Power (\$18.25)	<u>\$ 1,619.25</u>
Total	\$10,603.82

Note: Objection raised by Monica Dolezsar - Social Committee spends were only \$692.94 and also included the gift card charges, garage sale advertising, and AGM refreshments. Dan took AR to double check and correct

- b. 2019 Expenditures:
  - i. Insurance up \$100
  - ii. Water should be about the same or may be lower – depends on what water district rates
  - iii. Landscaping – will be look for a new vendor – could vary depending on who the next landscaper is
- c. Bank Balance as of January 1, 2018 \$6,277
- d. Bank Balance as of December 31, 2018 \$6,568
- e. 2019 Budget Estimate \$6,350?
- f. If all annual dues, including all past dues (liens) \$10,000  
(not an annual amount (\$100 x 69? Houses = \$6,900 on an annual basis less \$10 discounts x number of homeowners attending annual HOA meeting)

Discussion on what it would take to raise the annual dues as they have been \$100 since incorporation. Follow up agreed in upcoming board meetings.

Note: Objection raised by Monica Dolezsar – Funds/Cash in for 2018 including special assessment not shown, would like to see this info, including # homeowners who have paid dues & special assessment.

- 5. Fence is in much better shape this year compared to last year, after the staining that was done earlier in the year, plus the scrubs that were removed from the front area and fixing the rotting out posts (last year) – vote taken to decide whether to spend the left over money from the assessment to put a color another color on top of the primer – vote of attendees was to NOT paint.
- 6. 15 gallons = \$750 in materials plus \$1,700 - \$2,500 in labor if not painted by volunteers per verbal estimate provided by Brian
- 7. Easter Egg hunt – Saturday, April 20<sup>th</sup> – signs will go up prior. Trying to get kids and adults so coffee & doughnuts will also be provided to make it a neighborhood meet and greet.
- 8. Raffle held – Two winners \$25.00 gift certificates one for Bethany Public House & other for Bliss Bakery.

Motion and second to approve for new officers.