



**GRAF MEADOWS**

HOME OWNERS ASSOCIATION

**WELCOME!**

2020 Annual General Meeting

**Thursday February 6th, 2020**

**7:00pm - 15505 NW Springville Rd**

# Agenda

- ☐ Introduction by President
- ☐ Reports by Board Members and Community Liaison
- ☐ Questions & Answers / General Discussion
- ☐ Raffle, Adjournment



# 2019/20 Board of Directors, Others

<b>Directors</b>	<b>Current Position</b>	<b>Term Ends</b>
Scott Mikkelson	President	Jan'21
Monica Dolezsar	Vice-President	Jan'21
David Dolezsar	Secretary	Jan'21
Dan DiMatteo	Treasurer	Jan'21
Bob Hale	Architectural Review Chair	Jan'21
Bob Hale	Landscaping Chair	Jan'21
Julie Mikkelson	Social Chair	Jan'21
Monica Dolezsar	Social Chair	Jan'21

## **Other Members**

---

Jeff Yates	Webmaster
Marty Moyer	Community Liaison

- ❖ We're always looking for a few more good folks to join the Board
- ❖ All new members will enjoy a 2 year term on the Board
- ❖ Roles & responsibilities will be decided at the 1<sup>st</sup> meeting of the new Board
- ❖ This is a great opportunity to give a small amount of time back to the community and help make our neighborhood the kind of place we all want it to be.
- ❖ HOA Dues waived

# What Does The BOD Do?

## ☐ **President**

- Holds semi-monthly meetings in person or via email
- Organizes annual general membership meeting, w/ other board members

## ☐ **Vice-President**

- Coverage for President in case needed

## ☐ **Treasurer**

- Collects assessments
- Produces and maintains a budget
- HOA financial oversight, incl. receivables, payables,

## ☐ **Secretary**

- Arranges meetings, publishes minutes

## ☐ **ARC Chair (Architectural Review Committee)**

- Responds to ARC requests

## ☐ **Landscaping Chair**

- Manages upkeep of main development entrance

## ☐ **Social Chair**

- Organizes yearly social events

## ☐ **Other members – Webmaster & Community Liaison**

- Manages Graf Meadows Home Owners Association Website (<http://www.grafmeadows.com>)
- Provided updates to HOA board and members on community projects

# **Board & Community Liaison Reports**

## **- What Happened in 2019 and planned for 2020?**

### **☐ Financial Update**

- Dan Di Matteo

### **☐ Architectural Review Update**

- Bob Hale

### **☐ Landscaping Update**

- Bob Hale

### **☐ Social Chair Update**

- Julie Mikkelsen & Monica Dolezsar

### **☐ Community Liaison**

- Marty Moyer

### **☐ Secretary Update**

- David Dolezsar

# Financial Update – Dan Di Matteo

Budget	2019	2020
Insurance	1163	1190
Landscaping	2000	3000
Water	1518.82	1618
Social Activities	325.84	375
AGM Room	60	60
Corporate Fee	50	50
PO Box	226	226
Fence Repairs	4200	1500
Postage	0	80
Website	107.40	110
Sprinkler Repairs	616	0
Total	9104.06	6994

# Financial Update – Dan Di Matteo

<b>Account Balance January 1st 2020</b>	<b>13615.06</b>		
Account Balance January 1st 2019	10825.61		
Income January 1st 2019-January 1st 2020	11866.02		
Money Spent January 1st 2019-January 1st 2020	9104.06		
Outstanding Dues	3547.51	500 from normal delinquency	3047.51 in liens

# Financial Update – Dan Di Matteo

<b>Special Assessment Received</b>	<b>9625</b>	<b>77 homes</b>
Special Assessment Not Received	125	2 homes
Special Assessment Spent	6083.27	
Special Assessment Remaining	3541.73	

# Architectural Review Update – Bob Hale

## Overall Responsibility of ARC Chair:

Review issues that relate to the look of houses and yards in our neighborhood. Fences, walls, house paint color, outbuildings, etc.

### ❑ Duties:

- Receive communication (usually through the HOA website) about proposed architectural updates.
- Provides guidance to homeowner about CC & R guidelines, encourages communication between homeowner and his/her neighbors.
- Meets with homeowner to look at plans (rarely).

### ❑ Duties (NOT):

- Does not mediate issues between neighbors
- Does not replace need for County permit requirements.
- Is not responsible for outcome of architectural updates

### ❑ CC&R's are on the Graf Meadow website

- [http://www.grafmeadows.com/downloads/current\\_gm\\_ccr.pdf](http://www.grafmeadows.com/downloads/current_gm_ccr.pdf)

### ❑ FAQ are available on the website

# Architectural Review Update - Bob Hale

- ☐ **Backyard Gazebo Request - approved**
- ☐ **1 escalation on house color brought to board. Was without request/approval of board before it was started. Please if you are planning this come to board first. Reason we have this on our website**
  - “These guidelines and standards are intended to ensure that our neighborhood remains a place we are proud to call home, and therefore helps protects the investment we have made.”  
<http://www.grafmeadows.com/hoa-info/architectural-review.html>
- ☐ **Question on re-painting one section of fence by the cul-de-sac pass through to match rest of fence**

# Landscaping Update – Bob Hale

- ☐ **New Landscaper for 2019 (Happy)**
- ☐ **Repairs on Sprinkler and water costs**
  - (Looking for a HOA Member near our sign to share their WIFI to allow us to remotely control and help lower costs?)
- ☐ **Repairs on Springville Fence**
  - Evaluate this spring next steps in repairs required
- ☐ **1 request with regard to problem tree**
- ☐ **No longer watering or maintaining section of public way on Springville Road past HOA boundary.**
- ☐ **Backflow Check Program**
- ☐ **Construction on Springville**

# Social Chairs Update

- Julie Mikkelsen & Monica Dolezsar

- ☐ AGM
- ☐ Easter Egg Hunt (April 11, 2020)
- ☐ HOA Neighborhood Garage Sale (date TBD)
- ☐ HOA BBQ (date TBD)
  - New date to try for this year – input?



# Social Chairs Update



# Community Liaison – Marty Moyer

**What's going on near us that could be impacting our HOA boundaries and members.**

## **☐ Phase 3 Springville Rd**

- ☐ 3 lanes (2 traffic & 1 center turning lane) bike path and sidewalk.
- ☐ Springville Rd - Kaiser to Joss/165 Terrace
- ☐ If construction needs to take any property they pay going market value
- ☐ We can expect inconvenience with the construction when it starts

## **☐ Springville and Joss intersection – county meeting this week to discuss if it will get a traffic light**

- ☐ North Bethany Commercial Area being developed
- ☐ North of Brugger to Kaiser area
- ☐ Shops to include Medical, daycare, restaurants, shops and market. Include second level mixed housing

## **☐ Rumors of Kaiser being widened, but no one had official information**

## **☐ Opportunities for community members to volunteer to be on county boards involved with these type of projects**

# Secretary Update – David Dolezsar

- ❑ Meeting Minutes Location
- ❑ Process to contact members (HOA website, Snail mail, Email, Posted Flyers, Nextdoor website)
- ❑ Check/Follow up on with BOD members on email statuses
- ❑ Creating a Flyer for HOA members

1. Who's Who on the board
2. Website Link – Minutes of AGM & Board meetings, and each HOA E-mail address, Communications Blog, CC&Rs,
3. Get 10% off for attending Annual AGM and paying dues. What's going on
4. Meet and Greet – AGM, Easter Egg Hunt, BBQ, Garage Sale
6. Phone numbers for issues outside HOA control
6. Little Map of our HOA boundaries
7. Why CC&Rs
8. Graf Meadows members exist in Next Door App
- 9,10 - more?

# Presidents Update – Scott Mikkelsen

## ☐ **New Business**

- Always looking for help on the Board
- Input and comments on 2019 activity
- Input from Members on Board focus for 2020

## ☐ **Questions and Answers / General Discussion**

## ☐ **Closing Remarks**

**Raffle, Adjournment, Refreshments**

***Thank You For Coming***

***PLEASE! Drive Home Safely***

***Hope to see you all at the Easter Egg Hunt Saturday April 11<sup>th</sup>!***

# Minutes from meeting

**Graf Meadows 2020 HOA Meeting February 6, 2020 Attendance: 14 households represented out of 79 in HOA boundaries.**

## **Board Members Present**

<b>Scott Mikkelson</b>	<b>President</b>	<b>Present</b>
<b>Monica Dolezsar</b>	<b>Vice-President &amp; Social Chair</b>	<b>-Present</b>
<b>David Dolezsar</b>	<b>Secretary</b>	<b>Present</b>
<b>Dan Di Matteo</b>	<b>Treasurer</b>	<b>Present</b>
<b>Bob Hale</b>	<b>ARC &amp; Landscaping Chair</b>	<b>Absent – covered by Scott</b>
<b>Julie Mikkelson</b>	<b>Social Chair</b>	<b>Present</b>

**Meeting called to order at 7:05pm**

**Presentation given per slide deck above – additional questions from members or clarifications:**

- **Slide 11 - Landscaping – need to confirm exact location where our sprinkler system ended ((Bob to follow up)**
- **Slide 11 – Landscaping – TVWD Backflow program told can't do corporation (Bob to follow up)**
- **Slide 12 – Social committee – by show of hands those in attendance in agreement that social committee can try for this year to find better date than Labor day weekend for a “HOA BBQ”**
- **Slide 14 – Community Liaison - topics covered have been added to slide**

## **Opens**

- **Board working to simplify due date of annual member dues and the \$10 discount process for attending AGM. Expect email communication from board on updated policy once wording has been finalized.**
- **Raffle held with 2 Winners – Winner 1 (4 movie tickets), Winner 2 (2 movie tickets)**

**Meeting adjourned at 7:50pm**