

**Title: Graf Meadows HOA Aug 2021 Board Meeting**

**Time: Thursday, August 19, 2021 7:00:00 PM Pacific Daylight Time**

**Minutes**

Meeting from 7:00pm to 8:10pm

**Attendance:**

- Present
  - Scott (President)
  - David (Secretary)
  - Julie (Social)
  - Monica (Social and Vice President)
  - Dan (Treasurer)
- Absent
  - Bob (Architectural and Landscaping) – excused out of town and has also given resignation

**Proposed Agenda**

- HOA CC&Rs and Enforcement
- Current Bank Account Status and Outstanding Dues
- Replacement Options for Architectural and Landscaping Chair (Bob)
- Sprinklers Next Steps / Help Needed
- Reimbursements
- Landscaping Bushes/Monument Wall
- Fence - Paint / Reinforcement / Maintenance / Replacement
- Membership Email – BBQ, Positions, Other ...

**NOTES:**

**HOA CC&Rs and Enforcement**

- Few issues this year with member escalations with other members not following CC&Rs
  - Painting of a house in color not aligned.
  - Trailer parked permanently within a drive way
  - Member new fence install design and material not aligned
- In each case we reached out directly to home owners
- Although continue issue with ability to enforce CC&Rs our option is to document so that when house is sold we let entitlement company know HOA concern that property is in Violation of CC&Rs
- We will mention at the AGM

**Current Bank Account Status and Outstanding Dues**

- Current balance provided and higher than forecasted
  - HOA event limitations due to COVID
  - Minimal water bills this summer due to area has been under construction with water turned off

- Align with HOA plan to get reserve fund up to be able to fund HOA fence replacement on Springville Rd
- Only 8 houses currently with outstanding dues (marked improvement over last year when we only sent emailed invoices)
- Have 1 house on a payment plan
  - Has been making payments and now over ½ of original balance now paid off
- All in all, we are in fairly good condition
- Letter will be sent for those at 3 years unpaid as process that we will be filing a lien against them

#### **Replacement Options for Architectural and Landscaping Chair (Bob)**

- Bob has given notice he will resign from his position as in process of selling his house and moving
- Send email to general members to see if we can get volunteer to step in and take position
- Will be part of Membership Newsletter email to be sent out (see further notes below)
- In short term rest of members trying to cover role

#### **Sprinklers Next Steps / Help Needed**

- Meeting with County project manager tomorrow morning in charge of construction project on Springville
- Testing of system, we have at least one large leak we believe is in area county worked on
- If we can get the county to have those lines cut and capped closer to branch would be better and should hopefully fix leak
- If county doesn't agree we will continue with plan to get quote for fix
  - Waiting for County reply before asking for quotes
- Dan to email name of couple potential contacts HOA has used in past for sprinkler repairs
- Dave taking lead on sprinklers till we can get replacement Board Member for Bob
- Follow up on backflow test status that was outstanding
  - Dan to see if in water bill
  - Also check with Bob

#### **Reimbursements**

- Dan and Scott to meet up for missing signature that needs President to sign
- This is for just one large bill we have outstanding for reimbursement to Treasurer
- HOA agreed policy is for reimbursements to be completed within 30 days of expense

#### **Landscaping Bushes/Monument Wall**

- Need to see what it takes to trim/shape the bushes.
  - Can landscaper take responsibility to shape bushes now that no longer has to mow city side

- Dan to talk with landscaper (Enrique) if we provide details on what we are looking for

#### **Fence - Paint / Reinforcement / Maintenance / Replacement**

- Few posts from replacement in early season that have not yet been painted yet
- We know lumber prices have gone up, but at same time with decrease in water bill, and no HOA social events our reserve fund might be in position to fund earlier than expected.
- We will get some quotes to see if current HOA reserve funds high enough to pull in replacement
- Agreement on minimum required to remain in HOA reserve after we are done
- Dan has contacts that might be in the \$50 per foot – Our panels are 8-foot panels
- Each to get own quote Dan, Monica, Scott for replacement
  - If replacement outside of HOA current reserve funds we need quote for at least minimal repairs to keep standing till we have funds to do complete replacement

#### **Membership Email –**

- Want to get email out to general membership on current HOA status and updates
- Vote to have or not have HOA BBQ this year so need to inform members
- 4/5 Board Member vote against BBQ due to continue COVID concerns and trying align with state direction
- All member in agreement though that since now going on 2<sup>nd</sup> year without HOA activities maybe we can sponsor other activities(s) taking place
  - Unanimous decision to have Scott reach out to homeowners who ran last year's social distance children's Halloween Parade in neighborhood to see if we can financially support in some way (~\$200)
  - Like to look into having some sort of neighborhood Christmas lightshow/decorations contest or something similar (~\$100) with more info to follow
- Add to newsletter that we are looking for member to volunteer to join Board as Bob Architectural/Landscaping Chair position

Meeting Closed at 8:10 PM