

HOA Board of Directors June 18, 2024 Meeting Minutes

Board Members present: Adrienne Montoure, Tom Gnewuch, Sandy Stratton, Eric Lysen and Jen Lysen

Homeowners and others present: Karin Powell and Amy Ashby

6:32pm Adrienne called the meeting to order.

Agenda- Tom made a motion to approve and Sandy seconded.

Minutes- Tom made a motion to approve and Sandy seconded.

Homeowner concerns- Adrienne asked if any homeowners had concerns. None were presented.

Treasury- Amy read the bank statements. \$62,654.45 is in the main account. \$16,847.14 is in the Roads account. Pool season has just started so expenses will be higher now.

Administrative- Amy has been meeting many homeowners while they have come in to register for key cards for the pool. Lots of people paying dues in order to use the pool.

Maintenance- Tractor will be serviced tomorrow by Pape. It was running fine for a while and then just stopped. Maintenance staff was able to mow part of the field and will finish before the 4th of July. Vinyl fence is still on the list and had been moved to the side so pool work could get done. The Board asked that the corner of Crockett and Masterson be maintained about 3ft off the roadway.

Pool- Taylor's Backyard has requested the engineering costs up front which Jesse believes is just under \$10,000. Amy has asked for an exact number and written documentation but was not able to get that information prior to the Board meeting. The Board is aware this is an expense that needs to be paid and will have to use the money from the general funds to then pay back once assessment money comes in. Pool is finally open and functioning after many mishaps.

Old business- Online payments. Amy was able to change the name on the Secretary of State paperwork but in the process of adding Board members the State decided to change Amy's last

name to "Ashley". Amy will contact WECU and make sure this is not a problem and then schedule an appointment right away to get an account open. The Board discussed using WECU to collect online payments and then moving money into Banner Bank and create a sub savings account to keep pool expenses separate. Reserve study- the Board will discuss this at the Budget meeting. Trees- there are several trees that need to come down. Legacy tree company will do a days work for \$2,400 and believe 2 days will be necessary. There is \$3,100 in the budget for trees but the Board is aware of the HOA's responsibility to take care of dead/dying/dangerous trees in the common area and said to schedule both days and find the money elsewhere in the budget. Using maintenance staff to do lawncare has saved the Ranch money so it could come from there.

New Business- There is no business.

6:47pm the Board moved into executive session.