

# The Legends at North Park Board Meeting

Meeting held at Unit 2

Aug 7, 2023 1pm

Called to order at 2:00pm

Voting Members - Doug, Judith & Larry

Non-voting Members - 7 members in attendance

## Review Prior Minutes - **Approved**

## Review Current Financials - Doug White

- **Approved**
- Lynn Collings was contacted by a company that did CD's/savings accounts. The return was not better than what they are getting with Veritex Bank. Doug feels the HOA is better off to not make any changes.
- The replacement reserve has about \$2,300 allocated for concrete repairs. Will need a road sealing in a few years.
- Fence post was damaged on the west side a few years ago. Thought to be by wind damage. Doug repaired it, and Stanton Allen on the other side said it was damaged on his side. He reimbursed the HOA for that expense.
- Due to weed concern in the NW corner, the county was contacted and contracted to spray the area. Cost was \$90 for the county to do the spraying.
- Mowing is for 7 months, we are more than halfway through the season and 47% of the budget has been used. Mowing is under budget, but snow removal is over budget. Budget was \$6,000, and HOA has paid \$11,000 already not including the upcoming winter months. This will be addressed in next year's budget.
- HOA budgeted for tree care. Had the fire blight treatment done. Same contractor will do the pruning. Owner's could pay the contractor directly or be billed by North. This was fully reimbursed.
- Still waiting on Yard Ranger's July invoice.

## Maintenance Committee Update - Paul Nelson

- Fence has been repaired 4 different times with the help of board members to keep the cost low. 14 broken panels total at \$10 each.
- Will do another common area weed control spraying. It is needed in the next while. Typically do 2 times per year.
- Grasshoppers are bad. Is it worth spraying for? They are now almost too big to be able to spray. High Yield Bug Blaster from Anderson Seed and Garden was used by a homeowner and it seems to have worked. Plan to deal with this earlier in the year in 2024.
- Canal is fluctuating, so Paul is manually watering for now. He has not synced the timers yet. There has been moss build up in front of the grate.
- Thistle control continues. It has been sprayed twice already and will be sprayed again. They are being sprayed with donated chemicals.
- They tried to reroute the watering system for the square, because it was not getting enough water. Sprinklers have been adjusted, but it is still not doing a good enough job.

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They want to talk to Geri about turning her sprinklers on. Does the board want to compensate her for the use of her water? Or should the board just leave it alone. The board will approach Geri and see how she feels about it and if she wants to be reimbursed. Larry will talk to her.

### **Landscape Committee Update - Deanna Bodily**

- Preston Colver will come and prune the trees again at the end of August or first part of September. Cost is still \$12 per tree. If you want it trimmed around the base, it is \$20. \$12 for pear tree removal and haul it away.
  - An email needs to be sent out to the homeowners to see who wants to have their trees trimmed. Contact Deanna to let her know what services they want. Deanna will collect the funds. Date to be determined. They must contact Deanna by August 18th
  - There is a volunteer tree growing in the common area in the rocks Preston will evaluate to see if it should be left or removed.
  - Committee would like to have money in the budget to be able to plant trees next to the benches. Trees can be donated by owners to the HOA. Getting water to a new tree will need to be figured out. Species of tree should be considered.
- Front lamp posts - have been falling over. As a community do they want to replace them or have it be the owner's responsibility. Currently, they were not installed correctly and they will fall over.
  - According to the CCR's it is the owners responsibility to maintain the lamp.
  - A homeowner called Thomson Lighting (Gene), and he had record of the original order. Heads cost \$120, post is an additional cost, color is no longer available. Black is available for \$120 for the skirt. There is an order file under Hope at the company if anyone needs the information.
  - Another owner does not want her replaced. Her's has a solar cell that does not work. It is a \$150 fix.
  - The existing posts can be repaired for about \$40 plus labor if you have someone to help. Due to the rotting out and failing post it makes them easier to tip over.
  - At this point no one knows who installed the lampposts. It is also immaterial since a claim cannot be made.
  - Does the HOA want to say the lamp posts must be replaced by the owner? Or does the HOA not want them replaced? What about uniformity?
  - Committee recommends a survey to get owner's opinion on how to handle it. Need to find out what the costs will be. Paul and Deanna will get bids.

### **Community Questions and Concerns -**

- HOA is doing well because of the many unpaid volunteers that step in to help with sprinklers, fence repair, trimming, landscaping, snow removal, bringing garbage cans in, etc. This makes a huge difference in the community.

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**Next Meeting -**

Dec 6, 2023 2pm | Unit 2

**Meeting Adjourned - 2:08 pm**