**Called meeting to order at 5:07 pm**.

a. In attendance: Marshall Smith, Jaden Maw, [Tristan Spencer](mailto:trispencer225@gmail.com), Matt Brog, Hannah Semadeni

Not in attendance: Sam Pond

b. Shelby Cardall with North HOA was present.

**REVIEW PREVIOUS MINUTES:** Approved

**FINANCIAL REVIEW:** Approved

**MAINTENANCE ITEMS:**

* **ASPHALT:** cold patches are done on the holes. Will not do any other work at this time.
* **EXTERIOR PAINT:** working on getting bids
* **LIGHTS:** lights will be done in the next week or two
* **FENCE:** part has fallen over on the north west side. Board said it is the apartments responsibility, since it is their fence. We need to reach out to the apartments and find out their timeline for fixing it.
  + Discussion on retaining wall on part of the property. Matt could excavate for free.

**ITEMS OF DISCUSSION:**

* Short Term Rentals: found that most insurance companies will not insure for short term rentals.
  + Will the HOA’s insurance cover anything resulting from a short term rental.
  + Send survey results to the board. 12 said no and 9 said yes to short term rentals.
    - Parking and noise are concerns from homeowners.
  + Send current insurance policy to Marshall
  + The city meets on June 4th to review short term rentals again. Will see if we hear more at that time
  + Board **agreed** that at this time since a majority said no to short term rentals, it will be a no for now and can be revisited later.
* Due for a partial reserve study. Working on getting a bid for that.

**COMPLAINTS:**

* 1289 #4 submitted a complaint about not having grass under the pine tree. Matt has talked to her about it in the past, and he or Marshall will talk to her again. The only solution is to remove the pine tree and reseed the area. The board will not approve for the tree to be removed. Shelby will close out the work order.

**IN PROCESS**

**FUTURE ITEMS OF DISCUSSION:**

* 1289 is on the list for being trimmed back. In the meantime, Matt Brog is making sure to clean off the leaves twice per year. Matt will have Tyler take a look and get us a bid.
* Investment options for the reserve fund - Tristan is looking into it.

**Meeting adjourned** at 5:49 pm

Next meeting is the annual meeting May 23, 2024 at 5:00pm at Zoom