



Board Meeting | Tuesday September 10th, 2024
2:00 PM at Unit 30

Board Meeting Minutes

2:06 pm Call to order

Members in Attendance:

- Doug White, Larry Larson, Garry Gibbons

PREVIOUS MEETING MINUTES

- From the February informal meeting - **approved**
- Request to email the board the minutes and financials 3 days prior to the meeting.

FINANCIAL REVIEW

- Reserve is strong at \$70,000. There was one CD that matured yesterday. They will redeem to the money market fund. The board will ladder the CD's starting in the first part of 2025.
 - Reserve report done in 2022. Partial needs to be done every 3 years and full every 6 years.
 - Road sealing is suggested for 2026. Board suggested adding caulk sealing/filling between asphalt and cement at the next sealing. North will look up records as to when it was sealed last.
- Recent landscaping invoice was recently approved for payment
- Concrete work for the Sorensen sidewalk was \$288. Amount was paid from the operating fund. No need to reimburse the amount from the reserve fund at this time.

DISCUSSION ON LAMP POSTS

- A total of 15 new lamp posts and bases were installed at the cost of the owners. This does not include ones that were repaired, 2 needed cement bases, and 4 just needed repairs to be stabilized. 2 owner's did them on their own. 7 are left unaddressed. They cannot be gotten rid of, they must be fixed when they need repair.

DISCUSSION ON LANDSCAPING

- Discussion on if the board wants to change providers. Paul has a good working relationship with the current provider. The board has noticed the service has improved this year. The perimeter is not always maintained well or consistently. The board **approved** not making a change at this time and keeping the current provider.
- Doug has been pruning the dog woods. He will not always be able to do it. It will need to be hired eventually. Doug would like some help assessing and dealing with the pruning in the future.



- Larry has been back up for Paul, in case he is unable to help repair and maintain the sprinkler system and landscaping etc. Paul manually runs the pump in the canal. Or the pump will need to be upgraded to adjust for this so it does not need to be done manually.
- Arvin maintains the rock wall behind his home that is on HOA property and not owner property. This is another maintenance item that will need to be addressed in the future.

OTHER BUSINESS

- Display board - do we want to open it up for community members to be able to access it and add their items to it? It would be a non-digital way of communicating with neighbors. Suggestion to have guidelines for any postings:
 - Must be removed within 2 weeks of posting, or within 48 hours after the event
 - Larry volunteered to come up with regulations for use of the board.
 - Suggestion to have matching stationary that must be used for postings so it all matches. Could be multiple sizes.
 - No decisions made at this time, only discussion and idea sharing
 - North will make some full size and some half size sheet cardstock sheets with the legends logo and get them to Larry
- Architectural/Landscaping Committee - discussion to add a board member to each committee to speed up the process, and have North send the communication to the board, and not to the committee. Discussion on dissolving the landscape committee and the board taking over that role. The board could then direct members for items of business as needed. Board **approves** to put on the agenda for the annual meeting.
- Annual Meeting Venue - city building has increased their cost for using the space. Options include:
 - New Life Church on 8th East (not on a Tuesday or Wednesday night). Doug spoke with Debbie at the new life church and they set up during the day for their evening events. So we would need to move the date to the 16th, which is a Thursday.
 - The Greenville Chapel is another option.
 - Board **approved** to move the annual meeting date to January 16th, potluck at 1pm and meeting at 2pm at the New Life Church on 8th East. 2045 N 800 E.
 - There will need to be a new vice president elected, along with a treasurer for a 2 year term. North will send out nominations electronically in November so that Garry can speak with those nominated to see if they will accept the nomination



in December, so we know the candidates for the ballot in December.

- Picnic Pavilion - Larry has been approached by several members interested in having a pavilion. On the south wall by the pump house there is access to water. It is also stubbed for a toilet and a sink in the pump house if that was needed. They expressed a need or an area where they can have a gathering for their family when they visit.
 - The board has checked and there is not a sprinkler line in that area that would cause issues.
 - You will need tables, chairs etc.
 - It would be preferable to have wheelchair access to the pavilion. Pavers could be used instead of a sidewalk.
 - The board **approved** getting bids for the project prior to the annual meeting so that they can present the idea to the membership. It would be considered a capital improvement. Larry will each get bids.

ADJOURN

- 3:10 pm

Next meeting december 4th at 2pm Unit 30