

3/10/22

Call to order 7:35

In attendance: Maria, Cody, Mabel, Jack, Ana, Dani, Julie, Laura

Agenda motion to approve by Cody and seconded by Ana

Minutes from last meeting motioned to approve by Cody seconded by Ana

Resident time – last meeting we had that was canceled – residents came to give their opinion regarding our ordinance against trucks greater than 16 ft. but they didn't show this time. Some of the trucks are greater than 20 ft. and then have ladders which make even longer. Cody mentioned that in past we have just let this go, unless it was obvious that the vehicle is commercial.

Treasurer's report we are in the positive with a balance of \$8000+ but we are still early in the year; next quarterly payment due April 1st. Banking we need to get Julie to go in and sign a signature card. Taking Cody off as a signatory due to being too busy, per Maria Kincaid. Maria is not going to be a signatory, but will have access information and then through Maria, Shelly will also be able to access.

Maria brought up giving Shelly a raise; Cody stated this has been brought up previously and people have questioned that if she gets a raise, her deliverables should increase. Dani voice opposition to this perspective and wants to provide a raise to Shelly. Maria made a motion to raise Shelly's pay to \$250 per month, Dani seconded. Jack opposed and asked for the raise of \$100 per month. Cody opposed asking that a back up of the records to be uploaded to the google drive monthly so that we have it available to that in the event Shelly isn't available. Maria asked for access to google drive. Dani suggested that we have access to QB as well. This idea was not satisfactory but that we want the reports downloaded and then uploaded into the google drive. \$50 per month was rediscussed and voted— board unanimously approved. Julie made another motion to make the \$50 be retroactive to Jan 1st, 2022.

Collections – list is long; Maria stated that the lawyer said board must vote to send them to collections. Then last May the board was "sending them in". Maria spoke to the paralegal, and she stated that she always waited to hear from the board. Discussion referencing Dawson and a lien was put against his property, but not followed through on the next/additional \$2000+. Once the judgement has been made against the property the debtor pays the lawyer; if the debtor doesn't pay, then board sues to garnish from accounts where they receive income. Once third quarter goes unpaid for 30 days then the wheels set in motion. This would be set in stone no negotiations with the board. Only negotiations would happen with the lawyer. Board would not be involved. To confirm it was restated--- three quarters (not a dollar amount with thoughts that quarterly fees can increase) invoiced and then one month passes with no payment the invoice goes to lawyer for collections. Maria made the motion Once third quarter goes unpaid for 30 days then the account goes to the lawyer for collections. Motion was seconded by Cody, board voted and approved unanimously.

Maria has been doing legal research and we should be bonded. We need additional insurance and any board member that is an officer, or a signer of checks needs to be bonded. Cody agreed with this. Julie asked that this be investigated with our current insurance.

We can anticipate our bills to increase—bookkeeping, trash pick up increase at the beginning of the year, at an auto contract amount, legal fees increasing and so we will be incurring higher expense. If this collections endeavor gets underway, then the \$21,000 will be in the bank. We currently have a savings account with \$20,000. We cannot change trash companies until end of year, because we auto renew with them. Getting trash cans with the service not favorable to some on the board- Maria, Ana and Jack do not want trash cans. Dani and Cody do want trash cans. Maria suggested that we table the conversation until the point we need to make that decision. Trash cans in the parks are being emptied weekly. Kathy is doing this now with John Grimes.

Landscapers are going to do another complete clean up of the community.

Maria suggests we extend the HOA meetings discussions for double the time, or we need to purchase the time for a longer meeting. We have a good deal with Kent Sovine—on the grounds and maintenance.

We have additional topics to cover, trash and the large trucks parking here—grounds and maintenance and a report on Dawon's home. There were objections to the way information/updates were being sent about Dawson's home, by Sylvia Setash, who stated the updates should be coming from the secretary of the board.

Maria changed the email for the board to her personal email. She posted it on the website. This was necessary as she is responsible for making sure that things are running properly so that was her instinct to take care of that. Maria asked if the board would continue the meeting tonight for another hour. Cody was not available. Next meeting is April 7th in person at Maria's house at 7pm (noted that this is earlier than tonight's meeting).