**HOA Board Meeting Notes**

**Tuesday, July 12, 2022, 7:00 pm**

The meeting was called to order at 7 pm.

The meeting minutes from the previous meeting were reviewed. Nicolette McClure moved to accept the minutes, and the motion was seconded by Gwen Snyder. They were approved unanimously.

The Treasurer’s report was then reviewed. Blake Kennard made a motion to accept the report, and Kyle Hansen seconded. The report was approved unanimously.

The Board has been working on past due accounts, but no dues have been waived. Two old accounts have been determined to be uncollectible. An attorney is working with the Board on going forward for more recent past due accounts. Five homeowners are ready to negotiate with the Board on a payment schedule. If these are not resolved, there will be two attorney collection demand letters, a petition to the court (with 21 days to reply), then the sheriff can foreclose on those properties and the HOA can recover its attorney fees. If a homeowner with a lien tries to refinance their home, they will be unable to do so until they clear the outstanding liens on the property. They also will not be able to sell the house without clearing the liens. The Board is willing to work with those who are in trouble financially, but it is the homeowner’s responsibility to respond to the notices in a timely manner.

For new homeowners, the Board now has a welcome brochure to share with them, giving them the website and asking for an email address so they will receive the quarterly newsletters.

The same attorney for collections is also working with the Board on Covenant reviews. They are waiting for us to go through the document to see what we might want to change. The way it is written, it cannot just be revised as is. We have also discovered that there is nothing in the covenants about house maintenance (painting, making repairs, etc.), only about the lawn maintenance. If anyone has suggestions for changes they would like to see in the covenants, please submit those to Gwen Snyder or Erin McClure.

The water meter was removed on the playground and the sprinklers are good. There were tons of bad heads and leaks. We spent $4000-4500 so far, and there is another $1000-1500 to go. There is one entire zone that would not come on. There are six wells/sprinkler systems. We replaced a rusty box that was fried, and the new pump is 5 horsepower. (It takes 0.5 hp for 1 yard). This one is near the west entrance by Dillon’s and it is working now. We are 80-85% done with sprinkler updates.

The CHOA Board elections will be coming up in October, which only happens once every two years. The Board would appreciate another person to help with the election (tabulating ballots, etc.). Those who do elections can be on a committee or on the Board, but not both.

Kyle Hansen is working on dead tree removal. There were 8 trees determined to be dead, and another 4-5 that need trimming. Three quotes were received as follows:

1. Attention to Detail - $5,250
2. FMS Tree Service - $3,600
3. Stoney - $3,200

None of these quotes included stump removal. These costs are higher than the previous ones. The Board approved the tree removal and trimming. It was also decided that we would obtain estimates on the cost of removing the stumps.

If homeowners want to sponsor a tree, they are able to get approval to do that on commons areas if they are willing to water and tend the tree. Brady Nursery is willing to send a landscaper to scope out a commons area tree locale that is near a homeowner’s house. The HOA Board will allow the homeowner to select the type of tree (within set limits of choices). The homeowner will then take responsibility for the first year or two on the necessary watering and tending of the sponsored tree. There will be no cottonwoods, pines, or Bradford Pear trees. Let the Board know if you are interested by sending an email to a Board member. There are three residents who have already expressed interest.

Bruce has been cleaning up the entryway off of Maize Road. Some boulders at the other entrances are needed. It takes 2.5-3 tons of rocks ($400-500). This expense was approved by the Board. There is also a pile of dirt at the playground which will be used to fill the potholes. The Board is considering getting rid of the rock in the play area and getting a better surface for play.

One Board member has announced her resignation, effective immediately. Karen Seyler Yoder will no longer be on the Board. Please contact the Board if you are interested in serving in this capacity.

The geese situation is being addressed. The Board had already introduced the idea of roping off the lakes at the previous open meeting in April. The HOA approved $2000 for this project. However, Sterling Farms tried the same approach, and their experience was that it did not work. They switched to a service called Goose Troopers, which uses dogs to patrol the area. The strategy is designed to make geese averse to nesting in the area. They had them out for a few weeks and they feel that it worked. Geese are still present in the east and west lake areas. They have invited us to have a demo of their work. We will invite them at a peak geese capacity timeframe. The questioned came up about whether or not the Board is reissuing fines for feeding the geese. The homeowner stated that a woman was feeding geese with a bag of corn. The sign to ask residents not to feed them is gone. The Board confirmed that a homeowner was counseled about not feeding the geese, and they agreed they would no longer do so. The Board agreed to waive the fines on the condition that they would not feed them again. However, 9-10 days ago, they were discovered to be feeding them again. Photo proof was obtained. As a result, the fines have been reinstated.

A homeowner mentioned the dead fish situation in the lakes at Sterling Farms, and a board member confirmed that they are working on cleanup for that situation. It points to the importance of keeping a pond aerated using fountains to prevent algae bloom from forming on the surface and killing the fish. The fountain on the west pond has been discussed by the Board, and we will need to price our own fountains. Blake is working on the costs of buying a pump and a cord (we already have the meter).

One homeowner reported on a problem with drainage on the lake. There is a clogged drain on the flowthrough inlet. The City will not do anything about it, and they recommended having us hire our own engineering company. Platting was set up intentionally to flood the commons and eventually the water will flow under 21st Street, but we cannot pump it out faster. There is an elevation problem between the two levels of water (on each side of the street). The City will review the plans and cost for possible approval recommended by an engineer.

The quarterly newsletter has been going out. The hope is that residents will be well informed about our community and deepen their commitment to supporting a well-run neighborhood. If anyone is interested in running for office on the Board, we would welcome more participation. Please reach out to the Board if you are interested in running for the Board. We want to encourage new members who haven’t served before. The time commitment is not very time-consuming, with approximately one meeting per month (about 60-90 min.) and perhaps a couple of hours outside the meeting on various other projects, depending on which position one takes on the Board. We need people to help on committees (such as event committees), help with the ACC Team (on approving plans for renovations, painting, roofing, and covenant compliance issues), and help with collecting emails from residents for better communication (newsletters, ability for homeowners to pay online).

During open discussion, the following comments were taken:

* Thanks for the news of the trash service. The half price offer was in the newsletter, and we used them for the neighborhood cleanup.
* Someone asked about the rule about “no solicitors.” It is not possible to have a neighborhood-wide policy about this because the 1st amendment protects free speech by those who want to share information in this way. Homeowners who wish to avoid being approached are welcome to post their own “No trespassing” sign, which may help, but it is up to each individual homeowner to do this, not the Board.
* It was reported that there are two trees on Crestline Court that need trimming. Kyle agreed to take a look at them.

The meeting was adjourned at 8:05 pm.