

SPRING HAVEN – Notes from October 26, 2017 Meeting

640 Meeting started

Joan Pugsley, Brien Hansen, Meggan Jacks Present

Gina Geifer and Ken Williams absent

Topic	Notes	Action Items
Reserve Study	<p>Angie presented the reserve study. Full on-site study to predict life expectancy of items that are part of the property. They also review financials. 1<sup>st</sup> year is full study, 2<sup>nd</sup> and 3<sup>rd</sup> year are follow up to see what has been done and make sure targets are being met. Angie presented current financials. Current funding is 8500, full funding would be 19,700. \$6245 to fully fund reserve for 2018. Landscaping was more immediate concern for refurbishment at \$2500 repair/improvement.</p>	
Budget	<p>Brien presented proposed increase to annual assessment – increase by \$35 in 2018. \$450 up to \$485. Reminder on late assessments cost the HOA money. Please pay on time. Explained new late fee assessment in the rules and regulations.</p>	
Capital Improvements	<p>Developer put in the cheapest possible; 128<sup>th</sup> entrance area is a mess; 90% dead.</p> <p>Joan called 11 landscaping companies; 3 called back. Only 2 came out; one refused to deal with the mess. The one company that came out and gave a bid – Bob Langford</p> <p>Suggestions:                      128<sup>th</sup> - currently no water. If water can be brought it, we will look at the expense. If not, we will do drought tolerant plants.                      129<sup>th</sup> – Main entrance. Ornamental grasses with plants that provide color all year round; bring irrigation up to mailboxes and equal on the south side. Add mulch to portion between sidewalk and fence on north side of 129<sup>th</sup>.                      130<sup>th</sup> – Several plants died. No irrigation there – put in drought tolerant plants.</p> <p>Add in landscaping rocks where possible.</p> <p>\$14,000 – OR \$185 per lot; ballots were passed out and ballots should be returned by 12/1; if passed, assessment would be due 4/1.</p>	
Rental Cap	<p>Joan presented Rental Cap – rental cap is not allowed in a single family residence HOA; multi-family in one house is not allowed unless members are related.</p>	
Architectural Request Procedure	<p>Matt presented ACC committee procedure. Gina, Matt, Stacey. ACC process is being refined. Process now includes a site visit from 2 of the five board</p>	

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	<p>members. If ACC Request is denied, homeowner can appeal. At that time, ACC and BOD will meet to discuss the request. ACC may also visit neighbors of requesting Lots. If ACC member is friend/neighbor of homeowner submitting a change, the ACC member may be asked to abstain.</p>	
2018 Budget	<p>2018 Budget was presented and approved.</p>	
Open Forum	<p>Chris Justice – White PVC piping for irrigation continues to be an eyesore and is rarely used.</p> <p>Christine Generous – What about the beavers – Joan response - \$5500 to put in a beaver deceiver. Joan talked to Pioneer Trails – they may have volunteers to help with BDs if we can kick in volunteers we can build it ourselves. Also – about neighborhood signage.</p> <p>Diego Vega Jr. - Crosswalk – raised cross walked at suggestion by county to help with parking issues near park; contact county with concerns regarding speed bumps, signage and traffic.</p> <p>Megan Kasse- houses that align NGPA – hills eroding; recommended that they elevate to Lungren customer service or Dan Lungren.</p>	
Board Elections	<p>Motion to leave board as is. Motion Approved.</p>	
	<p>754 Meeting adjourned.</p>	