

2016 Spring Haven Homeowner's Association Annual Meeting

Date: November 10, 2016

Location: Archbishop Murphy High School Library

Time: 6:30pm

The meeting was called to order at 6:40pm.

In attendance representing RealManage was Angie Bringier the Community Association Management (CAM)

Thirty-one homeowners were in attendance.

Board voting ballots were distributed and nominees were called upon and asked to give a brief introduction.

Voting commenced and ballots collected and tallied by resident Paul Ng.

Election results and responsibility assignments:

Joan Pugsley – President

Ken Williams – Vice President

Meggan Jacks – Secretary

Brien Hansen – Treasurer

Joe Kaiser – Director

Georgina Giefer – Director

The Annual meeting was adjourned at 7:10

Homeowner's Regular Meeting was called to order at 7:11pm

HOMEOWNER'S FORUM

Christy Generous (Lot 23) – thanked the board volunteers

Diego (Lot 24) – expressed concern regarding lack of stop signs at intersection by park

NEW BUSINESS

1. 2017 BUDGET

- a. Angie Bringier presented the 2017 Budget which was approved by Lungren Homes, the developer. No increase in dues for 2017. The developer is relinquishing their rights and the budget must be signed off by the new board treasurer. AB suggests raising dues for 2018 and all suggestions regarding new dues will be taken into consideration.

2. RESERVE STUDY

- a. There is currently \$5k in the community reserve fund.

- b. The reserve study has not been done and AB strongly suggested to the board that a study be completed. The \$6k quote mentioned at the initial residents meeting in October can probably be reduced to closer to \$2k due to type of community and use of a cheaper company.
 - c. President Pugsley recommended a meeting to further discuss the reserve study and reserve account
- 3. PLAYGROUND
 - a. AB is currently in communication with Play Creation the vendor for the playground to obtain information regarding the warranty.
- 4. LANDSCAPING
 - a. The landscaping contractor, Northwest Landscaping is currently on a month to month contract
 - b. In the NGPA wetlands, the developer has planted additional vegetation that is marked with pink flags. These flags will remain so that the county can keep track of the plants
- 5. COMMUNITY COMMUNICATION
 - a. AB asked if all homeowners were able to access the CiraNet portal.
 - b. Concern was raised that there is no automatic email notification of updates made to the message center on the portal. Residents will need to manually check to see if any messages are posted.
 - c. Board members can direct Wanda at RealManage to make updates to message center of CiraNet Resident's portal
- 6. COMMUNITY SIGNAGE
 - a. President Pugsley raised the question of the builders adding signage to the entrance of the community. Angie stated that the builder was very firm with their decision of "no."
 - b. Question was raised regarding if other Lungren communities had community signage.
 - c. President Pugsley suggested that the board send a letter to the builder.
 - d. If the HOA wanted to add signage, a possible mid-year assessment could be decided upon.
- 7. ADDITIONAL STREET LIGHTS
 - a. Builder confirmed that the lights are county responsibility
- 8. ADDITIONAL HOA BOARD MEETINGS
 - a. Send Angie the meeting topics so agenda can be created
 - b. Date/Time and Agenda needs to be publically posted – Suggested at Mailbox
 - c. There must be minutes recorded in order for the meeting to be official.

NEXT MEETING DATE

The next meeting date is TBA depending on availability of Board Members.

MEETING ADJOURNMENT

Meeting was adjourned at 7:45pm