

Spring Haven February 2017 Board of Director's Meeting

Date: February 9, 2017

Location: Hilton Lake Fire Station Community Room

The Meeting was called to order at 7:43pm.

Present Members: VP Ken Williams, Treasurer Brien Hansen, Secretary Meggan Jacks, Directors Joe Kaiser and Gina Giefer

President Joan Puglsey arrived at 8:20pm

Residents in attendance - Stacey Meissner, Chris Justice, Jonathan Greenwood, Matt Ellis and Greta Huber

Minutes from the December meeting were presented and reviewed. Joe Kaiser motioned to accept the minutes, Brien Hansen seconded the motion. Minutes were approved by all present members.

Treasurer Report -

Brien - November took an approximate \$2400 expense for Insurance. Annual premium \$836 with a 1000 retainer Liberty. \$638 Philadelphia. Budget was set at \$400 by Real Manage.

Reserve projections for 20 years. Recommendation to not spend reserve on signage. Will need separate capital fund - could raise yearly fees to cover it or do a one-time assessment.

Brien not seen full 2016 year's worth of expenses. Will take action to receive this report and make 2017 projections

Brien asked Angie for 2017 assessment fees

Homeowner's Discussion

Brien Hansen - Did a full home inspection that involved use of thermal camera. There have been problems heating house. Believes attic was not fully insulated. 2850 model.

Chris Justice - Native growth protection area - Garbage Cans are still there. Two garbage cans remain. North side of 129th.

Joe Klein - Rugby Signs - Discussion of who placed signs (no one at meeting knew) and then discussion of appropriateness and duration. Joe will remove signs.

Stacey Meissner - public signage on 35th and 132nd. Who owns it and what can be done about it.

Greta Huber - What about changing HOA companies? Fireworks - expressed concern regarding legality and annoyance of fireworks on New Year's Eve.

Business Arising

Signage - Ken Williams presented on behalf of Joan Pugsley an option to have patio stone slab put in concrete and then sandblasted with logo. Concern that this type of signage was not durable and might be an easy target for vandalism. Question was raised about lighting signs.

Joan looked into the county based neighborhood improvement grants (mentioned at December meeting by resident Heather Thomas) and did not reach anyone at the county who knew of such a grant. Treasurer's suggestion is to budget increase in assessment or one-time assessment. Discussion to put together a survey to the community to garner general opinions. Brien Hansen suggested a signage committee put in place. Would like to ask HOA members to volunteer to help a board member (or two) make suggestions. Board Members Joan Pugsley and Gina Giefer volunteered to lead the committee.

New Business

Reserve Study Proposal - Ken Williams clarified that the HOA is required by the state to complete a reserve study.

\$1600 for full reserve study by Association Reserve (contacted by Joan in December)

\$1570 for full reserve study Association Reserve (contacted by Angie at RealManage)

\$3000 for full reserve - Reserve Advisors (contacted by Angie)

The study should be done in 2017. The HOA currently has approximately \$6000 in our reserve fund.

Ken - Motion to accept bid from Association Reserve for \$1570; Joe 2nd. All board members approve

Crane fly and moss treatment by Northwest Landscaping. Joe motioned to reject bid and Brien seconded. All board members approved rejection.

Rules and Regulations

Rental Cap - there is no rental cap at present - There are currently two known rentals (models.) If we wanted to change CCRs and rules it would require legal changes and voting by HOA. Current CC&Rs require that homes be maintained, be a single family, follow rules and regulations. No further action regarding rental caps tonight but will revisit in 6 months

Fireworks - Legal fireworks can be used from 9am to 11:59pm on July 4th. All other times are illegal. The HOA must follow State County rules. Can fee be assessed for violations? Check with Angie regarding fireworks ban. Send a letter from HOA to violators reminding them of the county restrictions.

Beaver Dam

Beaver dam caused water to rise in Pioneer Trails. Angie was contacted by manager of Pioneer

Trails HOA (Tom) and she (Angie) hired someone at \$100 per month to monitor water levels. Need clarification on whose property the dams are on. Tom with Pioneer Trails told resident Matt Ellis the dams are on Archbishop Murphy's properties. Archbishop Murphy may have responsibility for those dams. There is a dam on Spring Haven property but it is downstream from the other dams on Archbishop Murphy property. Matt Ellis indicated beavers are damaging trees and expressed concern about trees in the winds. President Joan will follow up with Angie regarding location and liability of the beaver dams.

Water meter for NGPA

Lee Johnson/Lungren paid \$3000 for water meter for the NGPA areas to supply water to the new plantings. They asked the Spring Haven HOA for reimbursement for the meters, then indicated that the HOA could elect to purchase the meters from Lungren/Johnson once the two year requirement with the county was exhausted.

County Drainage Plans

President Pugsley has a copy of all of the drainage plans on a thumb drive. All drainage is to 35th Ave SE area. County can do an upstream analysis at no cost if there start to be issues.

Trees

Discussion/Suggestion regarding planting trees in planting strips (section of grass between sidewalk and road.) Cost factors and maintenance. The board is interested in pursuing information.

Insurance

Ken Williams raises point that bodily damage is not covered on the insurance plan that covers the HOA owned property. Need to confirm which company covers what. Is the playground covered? Need to confirm that it is covered.

CC&Rs

Any and all changes to the CC&Rs will require legal input and fees and voting on by the HOA membership. Address further in at April Meeting.

Email Addresses -

We would like to have email addresses on file for all residents for use by board members for communication. We may need to door knock for email addresses. How do we collect your email address. Motion by Joe Kaiser for Meggan Jacks to create and distribute a newsletter by April 1st. Gina Giefer second the motion and all board members approved.

Committees

Architectural Committee - Joe and Gina to lead the group, with up to three homeowners. Committee will provide suggestions to board with the board having the final decision. Matt Ellis, Stacey

Meissner and Chris Justice volunteered to be resident members. This committee will address previous Satellite installation concern.

Signage Committee - Come up with options, costs, etc. Will create committee at next board meeting. Gina and Joan we will head the committee. We need 2-3 residents who are willing to volunteer on the committee as well.

Meeting Minutes Approval via Email

Ken Williams motions to allow meeting minutes to be approved by email vote. Joan seconds. All members are in favor.

No executive session needed

Next board meeting April 27th at 630pm at the Hilton Lake Fire Station

Joe Kaiser motioned to adjourn the meeting at 8:40pm. Gina seconded the motion. All members in favor.