

Association Meeting – February 21st, 2023
Totem Falls Elementary
Board Members: Jason, Cole, and Nate

Attendance:

Jason Called the meeting to order at 7:03.. Nate Seconded the motion.

All the board members are in attendance, so we have a quorum.

Jason introduced the board: Jason is president, Nate is Secretary, Cole is Treasurer

Cole read the actual expenses for 2022.

Member (Ralph): I would like to see a 2022 budget and actual. He would like to see this for each year.

There is a discussion about why we don't have a running spending report at each board meeting. Anthony recommends a monthly spending report. This can be discussed at each meeting.

Member: You say we have many people that didn't pay:

Board: Yes, we are trying to work with people to get them caught up on dues.

Member: Is there a plan for what to do if people don't get caught up

Board: There are fine schedules for people that aren't on the board

Anthony: The board is new, and they don't know what they don't know. I will try to keep helping. Perhaps the transition would have been better if there wasn't a completely new board.

Cole: For the bulk of people, it is just 2022 that they are delinquent on. I would prefer not to threaten homeowners with any kind of legal action or a fine.

Anthony: It is possible that some people did not get a second reminder, and just forgot.

Jason: We filed the documents with the county, so that we can make changes with a 60% majority, instead of needed 67%.

Jason: Fence damage. Jason has been working with the insurance company to get the repairs done. Jason reached out to two different fence companies but neither responded. The companies need to provide the quote in writing, so that we can provide that quote to the insurance company. Trying to get it done, as quickly as possible.

Jason: Dues. We sent out the invoice

Cole: We sent out notices, and reminded people of the dues increase. Also notified people that they are delinquent.

Jason: I think we actually got some payments from the person that was really far behind.

Members: One thing I had a question about, you were clear about how to pay your dues.

We had a discussion about what options are available to make dues payments.

Jason: We met with Mr. Lehey (the attorney). He helped us understand our responsibility. And we have to follow the CCRs, so we cannot approve any changes for homeowners. For example: If you have a tree that is greater than 5 feet tall, and 6 inches in diameter, you can't cut the tree down, unless the you get an arborist to say it is a hazard. Our hands are tied. If you have questions about materials, or stuff you can do, read the CCRs.

Member: Obviously, materials have changed over the years. So, what do we do? We aren't going to put Cedar on our roofs.

Jason: Past boards chose not to enforce materials rules in the CCRs, we can't go back. Whatever guidance was provided back then, we can't follow.

Anthony: So you are saying, that any home with composite is illegal?

Jason: No, we aren't saying that. We just cannot approve anyone's proposed changes if they deviate from the CCRs. We are going to start enforcing. So, the reason we are bringing this up, is that we need to pass the new documents, so that we have the ability to work with homeowners on what they need. So, if they need a tree taken down, they want to paint their house, put on a new roof, etc. We need to get the documents approved, and we need homeowners to vote on it.

Jason: We are adding the tree removal to our fine schedule. We will be setting the fine to be more than what we think it would cost to cut the tree down.

Jason read the actual language from the CCRs about.

Discussion about cutting trees. Some people want to be able to cut down trees. Homeowners seem to be concerned about getting stuck in a situation where they cannot cut down a tree, if it isn't a hazard, but the tree could be lowering the homeowner's enjoyment of the property.

Member: I want to request that you reiterate what you said, in the minutes, about how the board WILL enforce the fine schedule. Also, state that this is not because we are a new board, it is because we got legal advice.

Jason: This is why we need people to participate, and vote for the documents.

Jason: Please talk to your neighbors, and encourage them to vote or do a proxy, so we can get the votes we need to get the documents passed.

Member: How soon will you start distributing proxies.

Jason: We are writing the proxy soon.

Member: When will the new documents be the law of the land

Jason: Well, we need to get the proxies signed, it depends on how soon we get enough votes to approve the docs.

Anthony: We need to get 106 proxies/votes to even have an annual meeting. It is very hard to get enough participation.

Member: Can we do electronic voting?

Anthony: Because our CCRs are so old, it is harder to do that

Anthony: I will record and broadcast via Zoom.

So, we are going to create a proxy vote document with the annual budget AND the board member vote, and then a second proxy for the documents.

Jason: We are hoping to have our annual meeting on March 14th. We need to send it out at least 15 days in advance, but no more than 45 days in advance.

Anthony: Will you send the agenda via email, to everyone, perhaps 7-10 days in advance?

Jason: Yes. We will.

Member: I was on the board when we had property management, maybe we should look into getting property management before.

Nate: What happened to the Property Management Company?

Member: The HOA attorney quit, refused to work with the HOA. The property management was fired by the board.

Tami: The current CCRs make property management difficult.

Member: Well,

Cole: Well, that means dues would go up. Gold Creek pays \$29k.

Anthony: Well, Gold Creek, has had special assessments.

Anthony: By offloading to property management, we don't have to deal with uncomfortable situations.

Member: There is still a lot of mistrust for property management. We should focus on getting the documents.

Tami: Pacific Northwest Lighting will fix the lights.

Member: What if there is a marijuana grow operation.

Jason: Well, the Sheriff may or may not do much about it, but you should call the sheriff.

Member: There is grafitti in the highlands park.

Anthony: Call highlands property management, they will take care of it.

Member: Is the email address on the web site still valid

Answer Yes.

Jason: made a motion to adjourn. Nate Seconded. Meeting adjourned at 8:31...