

# Red Leaf Heights HOA

## Board Meeting December 30, 2013

### Current Board Present (All)

- Roy Russinger, Ernesto Figueroa, Corey Van Allen, Calvin Dewall, Ron Hoppins, Joe Ineck, Aaron Miller

### Financial Report

Ron Hoppins presented a recap of 2013 and projections for 2014.

- Income
  - Collection efforts improved in 2013 to increase income and reduce the delinquent accounts.
  - Board will ask to take over accounts previously given to collection agencies in an attempt to better collect past due HOA members.
    - Remedies including garnishment of wages and/or bank accounts will be considered in 2014.
  - Review of Changes to the reserve forecast
    - Metal Fence included
      - HOA responsibility
    - Breakdown of larger budget items
    - Review of Assets including 2013 income
- No major project completed in 2013
  - Remaining allotted fund available for 2014
  - 2014 budget contains the same \$13,500 (Total up to \$27,000)
  - Small Project: Ron will review pump house paint to determine if needed in 2013.

**Budget as submitted approved 7-0**

### New Business

- Discussion of Perimeter Fence
  - Aaron will seek bids with Roy's assistance
    - Debate over materials to be used (Wood/Vinyl)
    - Discussion over standardization of a specific fence stain for all future fence replacement and re-stains.
    - Style
      - RLH Members to pay for the fence from HOA funds
      - Cost to be determined based on linear foot measurements of those yards impacted.

- All exterior owners will pay back 100% of the cost.
  - For those who select to pay over time (84 months) the rate of interest will be a fixed 2%.
  - Interest will offset “opportunity cost” of HOA funds no longer earning interest in Bank Accounts.
  - Exterior owners will be given the option to pay at one time or with increase dues via a Special Assessment over seven years
- Getting the word out to HOA members will be done two ways.
  - Mail and web posting will notify interior members.
  - Exterior members will be notified by mail, in person and by web posting.

**Agreed to be done in 2014 with three bids. Vote 7-0**  
**Agreed on payment plan (as above) Vote 7-0**

- Ron proposed we give Summer Lawns more latitude to deal with and cure dead tree issues.
  - Discussion tabled until the next meeting.
- Watering Schedule
  - Summer Lawns has changed times encroaching on HOA allotted times.
  - Ron will coordinate with S/L

#### **Ideas on Projects for 2014**

- Should RLH review and discuss the addition of a pool
  - Does it make sense to include adjacent neighborhood
  - Ernesto to gather exploratory information for discussion with entire HOA.
- Lighting project on RLW for safety and enhancement
- Archways at entrance
- Rocks along Common Area to protect and enhance lawns
- Gazebo Enhancement
  - Similar to and in the same style as the Basketball Court area
- Entry Way project on Eagle Road entrance to add rock features to existing beds to enhance the look.

Notes: Ernesto suggested a general landscape plan be drawn by a professional to insure the best results of a long-term plan to improve the look and livability of RLH.

Move to adjournment made at 8:35; Motion seconded and carried.