



**RED LEAF  
HEIGHTS**

**HOMEOWNERS ASSOCIATION  
MINUTES FOR ANNUAL MEETING  
TUESDAY, APRIL 26, 2016**

**ESTABLISH QUORUM:** The meeting was called to order by Roy Russinger at 6:05pm. A quorum was reached with 17 Lots represented in person.

**INTRODUCTION OF CURRENT BOARD MEMBERS:** Roy introduced the present members: Roy Russinger-President, Joe Ineck-Vice President, Ron Hoppins-Treasurer, Mike Nelson-Director, and Mike Rutledge-Secretary. Absent members: Corey Van Allen-Director, Clark Harshbarger-Director.

**MANAGEMENT COMPANY:** Information was distributed for management contact, Shurie Urquidi with Development Services, Inc. (DSI).

**2015 ANNUAL MEETING MINUTES:** Roy called for a review of the prior year's minutes. No questions or revisions were raised and so minutes were motioned for approval, seconded and unanimously carried.

**FINANCIAL REPORTS:** Ron reviewed the statements provided to residents prior to the meeting.

- \* Projected dues decrease to \$135/quarter effective July 1, 2016.
- \* Homeowners with perimeter fencing continue to reimburse the association. Some homes have sold and paid the full assessment off.
- \* Budget includes an income adjustment account which is utilized in order to show homeowners potential for bad debt. Two accounts in collections in 2015 have been fully resolved and/or settled.
- \* Budget includes community improvement project funds which will likely be utilized for changes in the gazebo common area. Also added: Infrastructure projects for the pump filter and flushing irrigation lines at dead ends.
- \* Reserve schedule discussed. Schedule accounts for average inflation and bases future replacement values on lifetime and current replacement value. HOA wrought iron fences were added with a current value of \$31,259 for replacement, and \$16,830 for electrostatic painting which was done in 2015 in place of the scheduled community improvement project. With budgeted estimates, anticipate being over necessary reserve around \$15,000 by 12/31/16.

**BOARD ELECTIONS:** All current Board members agreed to serve again if elected. All nominations (Roy, Joe, Ron, Clark, Mike N, Mike R. and Corey) were motioned for approval, seconded and unanimously carried. No additional volunteers or nominations made. A motion was made to elect the slate of candidates stated, was seconded, and unanimously carried.

**OPEN FORUM:**

- \* Q: Why no snow removal on common area sidewalks? A: Board will consider with significant snowfall. There was not a need for this maintenance during the last winter.
- \* Q: What can be done about the inconsistent and inadequate maintenance at the end of Kite Dr.? A: Board is aware of tree health concerns which are under review currently. Fertilization scheduled this week. Report if you do not see regular maintenance being done.
- \* Q: Does the HOA maintain fencing along Kite Dr.? A: Per Roy, the HOA does maintain two pieces along the common area and will reimburse a homeowner for a rail repair upon receiving record of payment/receipt for work completed.
- \* Q: When are the streets swept and weeds sprayed in the cracks? A: The streets are owned and maintained by ACHD. Scheduling is at their mercy. Homeowners can contact them direct with maintenance inquiries.
- \* Q: Are trees treated for aphids? A: Yes, system treatments should address.

- \* PUMPS: If the irrigation pump shuts down it has to be restarted manually. If you notice issues please notify Roy or Ron. Their contact information is available on the HOAs website. Be sure to adhere to mandatory watering schedules to limit this type of issue.
- \* LANDSCAPE MAINTENANCE: Concerns expressed with water management, turf and tree health and maintenance. Also landscaper is hitting sprinklers in the cul-de-sac islands which run on city water. Board may consider utilizing improvement project funds to revamp islands with drought resistant plantings or new head/sprinkler setup to limit potential damages and additional city water costs. The Board is working with the landscaper on many concerns – homeowners should continue to report items noticed onsite for follow-up and tracking.
- \* LEAF REMOVAL: Concerns expressed with amount of leaves left in common areas over the winter. Issue is that contract typically includes one fall cleanup including the leaf pickup which is scheduled in October. Further some trees retain leaves winter to spring such as sweet gums. Board may consider adding an additional leaf cleanup. Also noted to have them rake under the trees better.
- \* IMPROVEMENT PROJECTS: Gazebo common area scheduled 2016. Additional ideas for future improvements included additional power locations and holiday lighting, community movie night, and other activities for community involvement and to promote the use of the common areas.
- \* HOA WEBSITE: Ron reminder residents to register on the site ([www.redleafheights.info](http://www.redleafheights.info)). Individual emails from the Board come from Red Leaf HOA. Can also visit Development Services Inc. website [www.dev-services.com](http://www.dev-services.com), or Nextdoor.com (Ranch to Floating Feather) for additional information.
- \* 2008 CCR AMENDMENT PROPOSALS: In order to pass an amendment 84 of the 125 homes need to approve. Due to length of time since initial drafting and many of the amendments not being needed any longer, the Board has disregarded the proposals. May consider seeking penalty assessment amendment approval in the future if CCR enforcement becomes burdensome with current regulations.
- \* Thank you's were given to the Board members on beautification and other events. Russingers were thanked for flower planting and work at the entries. Thank you to Ron on pump/ditch efforts.

There being no further business to transact, the meeting was motioned for adjournment, was seconded and unanimously carried at 7:30pm. Minutes submitted by Shurie Urquidi.