

# Red Leaf Heights HOA Board Meeting

April 19, 2017

Meeting called to order at 6:00 pm

Board members present: Roy Russinger, Ron Hoppins, Corey Van Allen, Mike Rutledge.

Not present: Clark Harshbarger, Joe Ineck, Mike Nelson

1. Ron covered the financials. Projected is Net Income – Expenses are \$5737. Included is a Project amount of \$13,500. After funding the Reserve, would leave an excess of \$13,333. See items below for changes.
2. Potential project to provide power to the Gazebo. Would allow Christmas lights and provide lighting and power to expand the use. Would cost approximately \$5,000.
  - Action: Delayed because of cost and limited use of the Gazebo.
3. Project to Drain the Swamp. Address the standing water along the perimeter fence, especially along Floating Feather. Would require some tree pruning and replace or move sprinkler heads.
  - Action: Roy and Ron meet with Summer Lawns.
4. Summer Lawns Proposal for Structural Tree Pruning. Total of \$9,150. The proposal was broken up into 7 sections that could be done over multiple years.
  - Action: Ron and Roy are to meet with Summer Lawns to walk the area and review exactly what they are proposing and determine if some of it should be under the existing maintenance contract.
5. Summer Lawns Proposal for Plum Tree Removals and Damage Pruning. Remove 2 and prune 9 others, spray fruit inhibitor. Total of \$710. The fruit inhibitor has to be timed precisely and does not get all the fruit. Discussed whether they all should be removed and decided against it at this time.
  - Action: Accept the bid except for the fruit inhibitor for a total of \$530.
6. Summer Lawns Proposal to Remove Winter Damaged Cedar. Includes removing and replacing a dead cedar in the BB court area and a dead spruce on Floating Feather. Total of \$1,065.
  - Action: Decided to remove both trees but look at only replacing the one on Floating Feather after walking the area.
7. Summer Lawns Proposal to remove damaged junipers around the pump house. Proposal includes replanting shrubs. Irrigation water may not be available which would increase the cost.
  - Action: Accept the bid to remove but not replace the shrubs for now.
8. Development Services contract up for renewal. Includes increase of \$300 to \$6,300 per year. We are satisfied with their service.
  - Action: Approve the new contract.
9. Discussed the Reserve Accounts. Ron suggested that we cap it at \$120,000 as adequate to meet any expected needs.
  - Action: Board unanimously accepted the cap.
10. Discussed our current bank account balance after the cap on the Reserve. There are no pressing Community Improvement Projects now that the Gazebo area and sprinklers have been addressed.
  - Action: Reduce the dues starting in the 3<sup>rd</sup> quarter to \$125 per quarter or \$500 a year.

Adjourned around 8:15 pm