

Red Leaf Heights HOA
June 4, 2012

Those in attendance: Roy, Ernesto, Corey, Joe, Lachlan, Ron, Mike, Aaron

Those absent: Patty

Old Business

Minutes from prior board meeting approved as written. Minutes to be posted to the website at earliest opportunity.

- 7-0 to post the minutes to the site as written in last version.
 - 1 vote abstention (member not present at prior meeting)
- Ron will post to the web site

Fence Issue

Board members discussed the pros and cons of various plans to address the fencing issue within the community and how it relates to the current discussion of a requested cut in dues.

- Do we make this part of the dues discussion now as it relates to proposals to cut dues?
 - How would money be collected at a later date?
 - Assessment versus dues increase – Assessment better by appeal of having the light at the end of the tunnel.
 - 8-0 Assessment
 - Discussion 5 or 8-year amortization

How do we interpret the bylaws – can the board make the decision to make this a split assessment?

- Board discussed possible need to seek professional advice on this subject.
- Tabled for further discussion as additional financial information related to the expenses were available. (Next meeting)

The Will of the HOA

The recent meeting of the HOA Members included a vote on what the neighborhood would like to see. Questions proposed included three options.

1. Do you want to see a dues reduction and no additional improvements?
2. Do you want to see a smaller dues reduction and some continued improvement?
3. Do you want to see no reduction in dues and continued improvements at an accelerated pace?

Notes from the Board discussion of how to interpret the vote¹ of the meeting

Question: Are we correctly interpreting the vote of the group by continuing on improving and lowering dues?

- Corey – Someone has to make a decision. The vote was to improve and while cutting dues. The details of each improvement need to be voted and approved by the board.
- Ron- disagreed that a vote was truly legitimate.
 - Advice to advise the HOA members, let them know we made the decision, what the decision was and to seek comment.
 - Would like to name projects, ascribe a price and post on the web.
 - Ascribe a timeline (10 days to not solicit response but post for a opinions to be heard)
 - Web site
 - Signs
 - Must know the cost in advance.
- Joe-Agreed that the members need to be made aware of all decisions related to improvements. The decisions need to be posted to the Web Site in a timely manner to make time if HOA members feel strongly for or against any idea and to allow for comment but not seek a vote.
- Aaron – an appropriate timeline needs to be allowed from posting to project start to allow for HOA members to comment about planned projects.

Projects for 2012

Volleyball and basketball area

(Mid June to early July)

Roy has met with the owner of summer lawns, description and picture of seating wall to be added to basketball area for better usability.

- 40 ft seating area in the back, smaller seating area in front
- 7 trees; 6 boulders, 50 yds topsoil/labor
- Prep work (including sprinkler alignment)
- Planting (approximately 20 small plants)
- Board would like to have the landscaper to mark the grass area to show where the new landscaping will be placed.
- Cost estimated to \$9,300

¹ See Appendix A

Other projects

(July to early August)

- New Basketball Hoop \$1,550 plus \$500 installation. Hoop to be adjustable, commercial grade type installation.
 - Removal of existing hoop
- Lines on the court \$300 (estimated)
- Grass over volleyball court \$1,600 *(completed)*

Monuments (entrance areas)

- Soil aid/bark to be added to front areas to complete the enhancements to the monuments. \$1500 EST. Amount budgeted from previously allocated funds on existing budget. (See \$3,000 line item in 2011/2012 budget)

Tree replacement on Red Leaf Way

- Board vote to replace tree that is $\frac{3}{4}$ dead on RL Way. (8-0)
- Berm along Eagle Road
- Misc other trees.
 - Decision to wait until fall until summer heat has abated. Storm on the night of HOA meeting may create need for additional; more immediate tree replacement after damage is tallied.

Architectural Vote

Board approved request Homeowner request for trailer parking as submitted.

Discussion of Budget

Aaron presented four budget options based on prior meeting suggestions of various reductions to member dues. Budget presented via email prior to meeting.

Ron presented a 2nd budget option with a \$120 reduction in views. Included \$10,000 in budget reductions through efficiencies in budgeting.

- Hinges on improvements of \$15,000 in year one, \$10,000 in years two and three. Included 3% in inflation
 - Looking for budget efficiencies in items such as sprinkler repair, pumps and pruning.
 - Ron and Aaron to review budget prior to July meeting in order to identify additional cost savings from better allocation of funds.

Board Member POV

- Ernesto and Joe presented opposing points of effect of annual budget on individual households.
- Corey – Discussion revolved around dues and impact on individuals. The \$10 per month or \$120 annually either way is the money of the homeowners and we always need to consider them in the discussion.
- Mike – board needs to come to a decision as to how much we need to spend on improvements each budget cycle.

Discussion tabled for further review and final decision at July board meeting. Prior to meeting a suggestion to define parameters for how much is to be spent each year on improvements was suggested.

Board decision for any change in dues to be decided at July board meeting on 2013 budget. (8-0)

Meeting adjourned 9:30 pm

Appendix A

DUES & BEAUTIFICATION SURVEY OPTIONS:

Option (A) A rate reduction of the HOA Dues.

Option (B) A smaller rate reduction along with a more limited beautification schedule.

Option (C) No rate reduction and a continuation of our beautification of our Neighborhood.

VOTES:

OPTION A: ~~TH~~~~TH~~ II

OPTION B: ~~TH~~~~TH~~~~TH~~ I

OPTION C: ~~TH~~~~TH~~ III