

Red Leaf Heights HOA Board Meeting 6/24/2014

The meeting was called to order 6:04; all board members were in attendance

1. Roy Russinger
2. Ron Hoppins
3. Corey Van Allen
4. Clark Harshbarger
5. Mike Nelson
6. Joe Ineck
7. Aaron Miller

1st order of business

Clark: Should architectural and other normal board business be able to be conducted via electronic signature or a vote by email? 2nd by Aaron

- Discussion on who will keep the records and how the records will be kept.

Decision: After four email or signatures a summary email will be sent to Shurie and accepted as signatures

Vote: In Favor 7
 Opposed 0

2nd order business

Board Nominations

- Roy was nominated for President by Aaron, Joe was 2nd.
 - Vote: 7-0
- Joe was nominated for Vice President by Ron, Roy was 2nd
 - Vote: 7-0
- Ron was nominated for treasurer by Corey, Roy was 2nd
 - Vote: 7-0
- Aaron was nominated for scribe by Roy, Joe was 2nd
 - Vote: 7-0

3rd order of business

Roy: There are three trees at the end of Kite, the middle tree is dead and the neighbor has asked that it be removed and not replaced.

- Cost to remove and sod over is \$262.
- Cost to remove and replace the tree is \$547
 - Roy proposed to remove and sod over the tree to repair the area. Mike was 2nd
 - Vote: 7-0

Notes: Roy and Ron will walk it to determine other trees/shrubs need review for removal and sod to save cost as a package with landscapers.

4th Order of business

Fellow RLH neighbor has proposed to the board a reduction of fines levied for violations of various HOA regulations (including trailer storage, garbage can storage, misc yard storage) and neighbor complaints.

- Roy proposed to remove the fines in exchange for payment in full of remaining balance including all hard cost incurred by the HOA.
- Further discussion included suggestions to allow for waiver if current on dues. Fines would be waived to the level of hard cost and probationary period imposed for a period to insure no further violations. If terms of probationary period not fulfilled the reduced fees would be retroactively disallowed and prior fees imposed.
 - Topic was tabled to email discussion so that accurate numbers and fee totals could be obtained.

5th Order of Business

Should lawyers or collection agencies be used to collect fines, past dues, interest and other charges incurred by residents who are no longer homeowners within RLH.

- Two non-resident accounts in question

Vote: 7-0 in favor of turning over accounts

6th Order of Business

Final conversations and considerations of the construction of a new perimeter fence for RLH.

Questions Posed at Special RLH Fence Meeting

1. Should the fence be constructed of all wood or a combination of Wood and Metal as proposed by the board?
 - Board Vote 5-2 in favor of all wood (using pressure treated 4x4 vs. metal posts) based on comments made at community meeting and incidental cost savings.
2. Should the bottom rail be included in the final design or should it be eliminated for cost savings?
 - Board Vote 7-0 in favor of keeping the bottom rail to prevent damage to all pickets as a result of trimming by landscapers.
3. Should the final term of the fence project to be used with external owners be 84 months as proposed by the board at the Special RLH Fence Meeting or should longer terms be considered for reduced payments as proposed by community Members?
 - Board Vote 7-0 in favor of a 120m term based on community input.

7th Order of Business

Capital projects for 2013 and 2014.

- \$13,000 was set-aside in each budget year for capital projects.
 - Roy proposed 2013 Improvement to include \$10,000 of the existing 2013 monies already set aside for use to supplement and offset the construction of the perimeter fence.
2nd for motion by Joe.
 - Remaining \$3,000 would be used toward HOA responsibility areas as dictated by the covenants
 - Vote: 5 in favor, 2 opposed
 - The 2014 Improvement was tabled for next meeting where additional ideas

The meeting was adjourned 7:52