

HOA BOARD MEETING

Date: July 20, 2018

Time: 7:00 pm

Location: 4721 S Coyote Creek Lane

Board Members in Attendance:

Danna Krill, President

Jay Hallowell, Secretary

Derald Reisinger, Treasurer

Homeowners in Attendance:

Margaret Fowler, Carol Gonzales, Sandy Baker

Meeting called to order: 7:10 pm

Agenda

1. Previous Board Minutes
2. Maintenance Schedule
3. Accounting

Old Business

1. **Previous Board Minutes:** Will be read and reviewed at next meeting.
2. **Maintenance:**
 - a. **Asphalt Inspection/Repairs:** Jay googled companies but haven't gotten any bids. Danna will ask people at work who are in HOAs who they use to repair asphalt. Question: Do we need to just seal or do we also need to repair?
 - b. **Storm drain inspection:** Jay and Derald inspected the storm drains and determined no maintenance was needed at this time. Looked at 23 catch basins and 8 drywells.
 - c. **Street cleaning:** Want to time the street sweeping with asphalt repair. Derald will contact Mr. Handyman to see if he does any kind of street cleaning to get a bid.
 - d. **Sprinkler system:** Jay worked with Josh from Pacific Lawncare and Alex Jones Sprinklers. We have capacity to run 49 stations but we only run 10. Jay said he has not heard yet what the issue was but now all stations are running and rotating through the zones. Don't know how long each are programmed to run. South

station had been on and was running. It wouldn't turn off with electronic controls, so Jay turned it off manually.

- e. **Weeds:** Pacific Lawncare did clean up the weeds along the retention ponds. Also cleaned up weeds inside the retention pond. Jay will follow up with Josh on the noxious weeds in the wetlands after the wetland study.
 - f. **Schedule:** Jay will start a checklist for a maintenance schedule.
3. **Wetland Mitigation Study:** The guy at the county was helpful in giving us a list of wetland specialists but has not responded. Derald has been trying to get the exhibits referenced in the study done in 2013. Larry Dawes, M.S. with Biology Soil and Water asked for copies of these exhibits. Derald asked Mr. Dawes if he can proceed without the exhibits.
 4. **ARC Committee and Procedures:** Jay and Joannie will work on procedures.
 5. **Accounting:** Danna to pull numbers for budget. In the Operating Expense section, expand the accounts to better show where expenses are going. We don't have a category for "Maintenance/Repairs."
Expenses: Derald moved to approve Danna's expense report as submitted. Jay seconded. Danna abstained. Motion moved.
 6. **New Homeowners packet:** Jay and Danna to work together to create. Will approve in Ryver.

Meeting Adjourned

Derald motioned to adjourn. Jay seconded. Meeting adjourned at 9:12 pm.

Confidential meeting was held after main meeting to address complaint.