

HOA Board Meeting on 2/28 @ 6pm

The meeting was called to order at 6:10.

Members present: Jennifer, Alaina, Ron and Steve

Reviewed and approved minutes from previous meeting.

Financials were presented and reviewed and approved. If you want to know specifics, please email the board as we keep that information private.

All dues from 2023 have been collected.

No active violations.

Several requests for exterior remodels were approved.

We were previously told roads were going to be repaved in summer of 2024 but now they are saying it will be the original time frame of 2027. Will inquire on that and see if we can get some answers.

Solicitors:

Many of us prefer not to engage with solicitors. Under Indian Trails Peddler's Ordinance, solicitors without VISIBLE Indian Trail ID Badges are trespassing. You have every right to call 911 to report trespassers. A business that wishes to sell door-to-door must pay an application fee, furnish a \$1,000 bond, and have its employees undergo background checks and fingerprinting. You can also ask for the information and tell them to leave the neighborhood, and Indian Trail.

Landscaping:

- Irrigation shut off on 10/31. We do not have a set date for water to be on/off as it is all dependent on the weather. No need to set a specific date. Will wait until rain calms down before we turn it back on.
- Last season, the landscapers sprayed weed killer on the edges of the walking paths instead of just the cracks. The weed killer spread further than expected and made the side areas beside homeowners' properties look sloppy. They did not previously do that. Spraying the cracks for weeds will become a non-issue once the walking paths are sealed again.
- The bridge was bushwacked in January.
- There is an area behind Odessa that floods easily. We contacted Indian Trail about it to assist a resident. When debris blocks the flow of water from Cornerstone. The town says they will remove it. It's up to the residents to contact IT, but we can assist if they don't get a response.

Accounting/Budget Stuff:

- According to the updated budget spreadsheet, percentages of spending in some line items aren't accurate. We will follow up with the accountant.
- Landscaper is keeping the rates the same for 2024.
- Water usage in Sept and Oct was high. Sprinklers, meter, and usage will be evaluated when the water is turned on – around the end of April.
- Home Purchase Transfer Fees we collect when a home sells: After doing some research with other neighborhoods, we increased the transfer fee to \$150 on home sales.
- We have discussed with our accountant to use the bank to send payments for bills instead of physical checks to save on postage/supplies.

- \$50 donation was sent to EACH Monroe firehouse #4 and Bakers firehouse. Both checks have cleared.
- The flock camera was taken down in Oct 2023.
- We purchased a couple gift baskets for the town for all they do for us. Jennifer delivered those.

Light Poles:

Jennifer inquired about the light poles. Several lights were fixed and the leaning pole at Odessa and Paperbark was fixed to be straight. It's possible that Union Power Coop will paint the poles in 2024. If they do paint the poles, they won't paint the light fixtures.

Home Sales, Investment Property:

We reviewed the CC&R Amendment limiting investors. We blocked a sale where one investment company was trying to sell to another investment company. Per the amendments, even if there is a rental opening, a house still cannot be purchased by an investment company. Any sale must first be owner occupied. Review the amendments on the website for specific verbiage.

Yard sale:

Our Community Yard sale will be April 20th. We will put the sign up on April 14th. We will not be sending out physical notifications. Just email, facebook and front sign.

Easter Egg Hunt:

Easter egg hunt on March 24th at 2pm at the common area along the walking paths of Coral Bell and Blazing Star.

Walking Paths:

Proposals will be requested from at least 3 asphalt companies to repair walking paths in at least 4 locations, fill cracks and seal all asphalt. If any resident knows anyone in an asphalt company, please email the board.

Bank Accounts:

We have 2 bank accounts. The additional account was added with the land purchase from the state to put in the sidewalks in front of the neighborhood. The board agreed to keep 2 accounts but change how they are used. The primary account will continue to be accounts receivable and payable. Money more than \$5000 will be moved to the secondary account and kept in reserve for extra projects that aren't annual expenses such as the walking paths.

Annual Meeting:

April 11th with location TBD. The Monroe FH no longer allows week night room use. Likely will be at IT Town Hall.

Dues for 5/2024-4/2025:

- Agree no increase because we stayed on budget
- Accountant will mail out invoices last week of March with a due date of May 1st.
- Late fee will be assessed if unpaid by 5/31.
- Late notices will be mailed 6/3.
- Payments not received by 7/8 to follow the CC&R's if there has not been any contact from the resident to the board. All contact needs to go to board, not the accountant.
- The board will verify the spreadsheet that is used for the owners mailing addresses.

- We discussed verbiage of statements.

Will need to have one more meeting before annual meeting.

Meeting adjourned at 8:30.