

HOA Board meeting via conference call

3/29/22

6:30 meeting begins

Call is virtual and started at 6:36

Jennifer pulled up previous minutes and read, minutes approved

Attendees

Kyle

Alaina

Pam

Jennifer

Robyn

**Previous meeting minutes read and accepted**

**Old Business**

- 12/7/21 request for financials- residents can receive via email
- Broken community light reported via email, Kyle handled
- Sex offender search comes to our email
- Rentals- updated the wait list annually and confirmed background check completed for Odessa, 9 homes rented, 5 investors, 3 individually owned and rented, 1 owned by a church.
- Hit and run happened 1/21/22 – Alaina handled the cleanup, police and insurance, Kyle got the landscape quote – all uploaded to the google drive
- Insurance check received March 22<sup>nd</sup> deposited on March 25<sup>th</sup> \$5124
  - \$150 of the check does not go to the neighborhood, check will be sent to proper party for that portion
- Landscape repairs to be done soon
- Solicitors – informed of required permit and Jennifer posted to Facebook to remind neighbors how we can all inform solicitors
- Ants on walking paths to be taken care of by landscapers
  - Landscaper will spread ant killer after last frost, after Easter
- Complaints about parking, Christmas lights, all addressed
  - The board previously discussed parking. Be nice neighbors and talk to your neighbors if they are parking on the road overnight. If they continue, call the non emergency sheriff line. It is up to them to do something about it.
- Camera review provided perp for vehicle break in and perp for hit and run
- The "party" 3/25/22 – 2 people charged. Parking was an issue. Jennifer spoke to UCSO and was told that parking isn't an Indian Trail ordinance. From the Indian Trail web site Parking Regulations Ordinance #O190218-306
  - This Ordinance seeks to improve safety on residential streets throughout Indian Trail and provide sheriff's deputies with more ability to ticket drivers who do not adhere to the on-street parking regulations. Drivers will not be allowed to park in residential areas where the street width is 24 feet or less, and any on-street parking must allow at least 16 feet of clear, unobstructed roadway for vehicles to safely pass. Depends on officer if they enforce the parking ordinance.
- A rental house is parking on the road still. They have already had a friendly reminder. We will go to the rental company now.

**Banking:**

- Bank acct balances as of 3/28/22
- Checking 9458 = \$40,324.34
- IDA 5902 = \$13,347.38
- Total checking and money market savings accounts \$53,671.72

**New Business**

- Robyn has volunteered to help the board. Jennifer read through the bylaws and this position is not a position with voting rights. The position is considered special committee member.

- Our insurance policy would NOT have covered the hit and run damage. We don't have insurance on the sign or the pond. Adding them will require a rewrite of the policy. If the perp hadn't been caught, the HOA would have been responsible to pay for the repairs. We should consider insuring the sign and the pond.  
It would be more than \$1k/year to add the front sign to insurance policy. We have extra money in our account to cover for repairs that aren't normal. Not needed to add to insurance.  
Anything (repair) that is beyond the monthly budget has to be a special assessment.  
Insurance check will be covering the pine needles for this year so we are not having to pay for that.
- PO Box wasn't paid and box was locked, but reactivated and paid for the year. Due again in Feb 2023 – I didn't know when it was due. Needs to be transferred from Robyn's name to Jennifer. Jennifer needs to set up for auto pay. Jennifer needs to find out what the EXACT name so it can be accessed through the website.
- Flock camera update – We need to log in at least monthly to see 30 days of "hot list" plates. Data is deleted every 30 days. UCSO cannot provide "hot list" plate flags anymore, but I can log in and see it. August will be when the board re-votes on the status of the camera – to keep or remove and pay \$500 removal fee. Should we hold a vote at the April Annual meeting? The last meeting was Aug so Aug would be a year.

Discussed rental list and waiting list. Currently 9 homes but 1 may be added soon. If you are interested in renting, please contact the board to submit an application. If it is determined you are renting your house and there is not room, there will be fines. Will continue to advise realtors of our process.

Annual Meeting scheduled 4/27/22 6:30

What to talk about at the meeting?

Budget

Keep in mind the additional camera costs

No new rules

No need to raise dues at this time. We have a buffer right now.

There is a house that was discovered where the homeowner does not live there. We are investigating that and they may have to be added to the rental list.

Meeting adjourned at 7:28