

July 5, 2022 HOA Board Meeting

Attendees: Aric, Jason, Scott, Paul, and Robyn
Absent : Jeremy

Aric went over the meeting minutes from 5/25/2022.
Aric makes motion to approve the minutes, Scott seconds the motion.
All vote yes, motion passes.

Two invoices over 500\$

Robert Daily for discussing the violation enforcement meeting

There will be a second invoice for reviewing our process

Scott asked if we should have approved this spending ahead of time

No hard rule but typically a Board Resolution is created for expenses over \$500.

Jason makes a motion to spend up to \$2000 to pay the lawyer for the current invoice for the meeting and the upcoming invoice for the document review.

All voted yes. Motion passes.

Aric asks Scott to draft a resolution as treasurer to document what spending is approved.

Homeowner at 6611 S 102nd St received a letter from the city that the trees at 102nd and Harrison are hanging over the sidewalk. Homeowner called the HOA.

Robyn solicited a bid for the work and some additional work that came to \$975.

Scott asks for a couple days to work on this. He believes it's city property. Paul is concerned the city could just clear it and we should pay for it so we can control the outcome. The trees need to be cut by the 27th. Scott is going to investigate. Jason asks what we will do if Scott can't get it resolved, if we need, we'll pass a resolution over email.

New business, Aric presents amended violation process, and asks for discussion. Scott has a suggestion for a process for a member to address a representative from the board. The amended violation process does have language for the violator to respond, in writing and the board can take it under consideration. Paul and Jason are opposed to instituting a policy where a board member will meet with the homeowner if requested. Scott decides not to pursue.

Aric goes over the specific violations

Jason asks why Article II.O (public nuisance) is \$100. Paul agrees that it should be \$25.

Paul asks how we handle someone sending a violation posing as another neighbor via email?
General discussion

Paul asks about the changes being made and only the neighbors being notified, not voting on the changes.

Paul asks how the 14% interest rate is benchmarked; Robyn provides reasoning – the interest rate is the same as the Douglas County Assessor's interest rate.

Jason asks if we should have a vote on the changes, Paul and Aric disagree.

Jason asks if we can specify the amount of time members will be notified prior to changes.

Aric concludes the meeting.

Submitted by: Jason Odom – HOA Secretary