

3001 Condominiums  
HOA meeting  
September 26, 2019

The annual meeting of the HOA was called to order by President Terry Harper at 6 pm at Keltner's Unit 6. Present were Doug and Maureen Beyer (7), Debbie Fenske (8), Terry and Lori Harper (5), Karen Hunt (9), Manon Jacob (3), Cindy and Rick Kellar (1), Kraig and Linda Keltner (6), Dan and Jan Price (2), Virginia Wyatt (10), and Dana MacDonald (11).

Dan Price read the minutes of the 2018 meeting. Doug Beyer moved to accept the minutes, second by Karen Hunt, passed.

Doug Beyer asked about the health of the large trees on our property. After discussion, Doug Beyer moved that a tree service such as T-4 be hired by the board to examine the trees for bugs, needed fertilizer and other general care. Linda Keltner seconded, passed.

Dan Price handed out a copy of the proposed budget for 2020. Doug Beyer moved to accept the proposed budget, second by Dana MacDonald and passed. Budget attached. The budget contained no increase in HOA fees, but provided for a larger contribution to the reserve account.

ELECTION OF HOA BOARD FOR 2020. Manon Jacob moved to keep the current board of directors, Terry Harper, Kraig Keltner and Dan Price, second by Karen Hunt, unanimously passed.

#### OLD BUSINESS

Kraig Keltner reported that the HOA no longer had a credit for shingles for roofing due to a change in ownership of the roofers and passage of time.

Dan Price reported bank interest rates at Alpine Bank were still very low, but the board would again check into higher interest rate on our reserve account.

Discussion was next on security for the HOA area. The board, upon hearing from members will check into possibilities of a wall on 12th Street, security gate at the entrance, security cameras, and extension of the fence on the South side. Also to be reviewed were additional or updated signs such as "private property," "no trespassing," "no outlet," and "property covered by security cameras."

#### NEW BUSINESS

Terry Harper reported that we did not have a written contract with Bray covering our "accounting only" to which we changed to a couple years ago, that included a drop in rate from \$300 to \$150 per month. The board would be negotiating a new contract before the end of the year.

Terry Harper reported that the board was taking steps to update and possibly amend the covenants and other policies. Doug Beyer moved and Lori Harper seconded that the board move forward with the project and bring it to the members as soon as possible. Members

were encouraged to review the covenants and policies to make recommendations to the board.

Dana MacDonald was questioned on her situation with Unit 11. She reported that she had not made any firm decision on what she would be doing.

Each unit owner was again reminded to disconnect outside water facets at their units, front and back. This will prevent freezing problems over the winter.

The sewer back up problem for Units 7 - 11 were discussed. Terry Harper appointed Doug Beyer as a committee of one to investigate and report back to the board on possible solutions to the problem, including estimated expenses for possible solutions.

Other general business was discussed without any motions or action.

Doug Beyer adjourn, second by several members, passed, meeting adjourned at 7:45 pm.