

# 2019 ANNUAL MEETING MINUTES

## Gold Lake Estates Homeowners Association

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April 3, 2019 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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Mark Shoberg	Carrie Vencill	Jeffrey Scanlon	Chris Allen
Ali White	Shelly Erkman	Jeff White	Lisa Allen
	Roger Aden	Sally White	Sean Shafer
	Rodney Polson	Frank Lillo	John Shive
	Paige Polson	Marie Ramstetter	Janice Shive
	Richard Holman	Lee Beavers	Nancy Beavers

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### Notice of Quorum Achieved

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With zero proxies received and fifteen home owners present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Ali White was introduced as a CAM licensed manager for Bray HOA Management. Savannah Kohagen (not present) was introduced as the Assistant HOA Manager who performs community drives for the Association.

Carrie Vencill introduced herself as the President, Nancy Beavers introduced herself as Vice-President, Kerri Spores introduced herself as Treasurer, and Paige Polson introduced herself as Secretary.

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### Approval of Previous Years' Minutes

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Upon review of the previous years' minutes by the Board, Mark Shoberg called for a motion to approve the 2018 Annual Meeting Minutes.

**Motion:** Carrie Vencill

**Second:** Kerri Spores

The approval of the minutes was passed with all fourteen (14) members in approval and zero (0) against.

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### Discussion on Upcoming Projects

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Mark Shoberg opened the discussion by opening the floor to Carrie Vencill to provide her President's Report. Carrie Vencill announced that there were some severe issues with the road. There are heaves in the street and missing "chunks", creating massive pot holes. She had spoken with a representative of the County (Dave), who came out to assess the damage with the road. Their subdivision is on the schedule for repair in early-to-late Fall.

Lee Beavers stated that it would be beneficial to have more homeowners than Carrie Vencill to contact Dave. Mark Shoberg resolved to email Dave's phone number to members of the community to attempt to get more influence. Sean Schafer announced that he had even spoke with the school bus driver who said they had reported the road issues to the County.

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Mark Shoberg stated that the management team had received numerous inquiries into the "animal/livestock" issue in the Association. As stated, the CC&Rs currently say:  
(Article II, Section 2.5)

***"No animals, livestock or poultry of any kind shall be raised for consumption or bred on any lot. All pets must be neutered in a timely fashion. All pets shall be under the control of their Owner, whether by containment n the Owner's Lot or in a leash...Any livestock kept on a Lot will be housed with adequate shelter, food and water, all waste will be collected and disposed of daily. Any livestock kept on the Lots will have the sole purpose of being a 'pleasure animal'. No more than two livestock animals per acre will be allowed."***

There was discussion on whether the CC&Rs needed to be changed. Some of the present homeowners did not have a problem with animals being kept and bred for consumption (for example, a chicken or pig). Sean Schafer mentioned that there have been some sales that fell through because of there being a restriction in the CC&Rs concerning the number of livestock animals allowed.

The main concern(s) posed were that homeowners would breed animals for commercial purposes.

Following discussion, John Shive motioned to appoint a three-to-four-person committee to get together, create the language to amend the section of the CC&Rs, and work with Bray HOA Management to send out letters to the community for a vote. The Association would need 67% approval in order to amend the existing section.

Sean Shafer seconded the motion. A vote was taken. Fifteen (15) homeowners were in favor and zero (0) were against. Therefore, the motion passed. Mark Shoberg and Ali White resolved to follow up with a communication with all homeowners, asking for volunteers for the sub-committee.

Lee Beavers spoke on the subject of the pump and the irrigation pond. The HOA had been certified previously and the Association did have water rights that were based on the drainage ditch. The HOA needs to be recertified in 2020, but at the time of the original certification, it was verified as adequate for the Association's size.

Mark Shoberg also added that Lee Beavers has been servicing the pumphouse. Traditionally, it has taken ½ a day to start up the system.

Lee Beavers said that there were three projects that required attention before the system can be started up for the 2019 season. There are two manholes by the main road and the inlet pipe is full of mud. There is silt buildup that may require the shut down of the system following irrigation start up in order to clean out/jet the pipes.

If three-to-four people in the community would volunteer, the project could be accomplished in a couple of hours. It is a project that requires a lot of manual labor.

Lee Beavers also mentioned that the system does need to be cleaned out routinely every one-to-two months.

Another issue in front of the Board and the community was a recent purchase of a windmill by two homeowners. They had provided a receipt of the windmill to the Board in order to discuss possible repayment, as the windmill does serve the entire community. The total cost of the aerator was \$2,195.00.

Discussion was held on whether or not to reimburse the homeowners for their installation. One side was for reimbursement, as the aerator does benefit all of the residents in the community. The opposing side was hesitant to reimburse, as it may set a precedent for homeowners to purchase items and request reimbursement.

Jeff White motioned for a one-time Special Assessment of \$100 from every homeowner, due January 1, 2020, to help offset the cost of the windmill.

**Motion:** Jeff White  
**Second:** Chris Allen

With eleven (11) votes in favor, zero (0) against, and four (4) abstaining, the motion was passed.

The final decision was that, moving forward, no homeowner shall be reimbursed for purchases made without first providing the Board the opportunity to review the need(s) of the Association.

Chris Allen motioned for Lee Beavers to be provided a key to the pumphouse and train some of the volunteer homeowners on how to use the system in case of an issue.

**Motion:** Chris Allen  
**Second:** Carrie Vencill

The vote was unanimous.

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## Budget

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Mark Shoberg opened discussion by stating that the Association had roughly \$2,900 in their Operating Account.

The cost of the irrigation was discussed. In 2018, it was projected to spend roughly \$8,350 in irrigation maintenance and repair. Instead, in 2018, the Association spent \$10,704.79. The reason for the increase was undisclosed; however, there is optimism for 2019 to not run into the same issue(s).

In 2018, TT&R LLC paid \$11,012.14 to purchase a secondary pump to use as a back up in case of failure.

Nancy Beavers suggested using discretion while using the water. Many homeowners water at the same time(s) and prevent other owners from having any water pressure.

It was suggested by another member that all homeowners attempt to use discretion and work an informal schedule around other neighbors' use.

One homeowner asked why the Association pays for insurance. Mark Shoberg explained that the Association is required to hold General Liability insurance and Directors & Officers Insurance.

Another homeowner inquired on the "Security & Protection" line item. Mark Shoberg explained that there had been some vandalism instances in the past year, so the Board had installed game cameras on the property.

The discussion on the raise in dues followed. The Association will need to raise dues in order to save money for any future projects/emergencies.

Paige Polson suggested having a tiered payment option for the first year, as the jump in dues was 50%. The suggestion was to pay the \$300 in April, as previously scheduled, and then \$150 in August.

**Motion:** Kerri Spore

**Second:** Nancy Beavers

There were thirteen (13) in favor, one (1) opposed, and one (1) abstaining, the motion was passed.

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## Elections

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One member of the Board, Paige Polson, submitted her resignation from the Board prior to the annual meeting. Therefore, the position of Secretary was open, as well as the voting position of the Member at Large. Mark Shoberg called for any volunteers from the present homeowners.

Melvin ("Sean") Shafer volunteered to be reelected for his position on the Board.

**Motion:** Sean Shafer

**Second:** Marie Ramstetter

With all fifteen (15) votes in favor, he was elected as Secretary to the Board.

Chris Allen volunteered to be elected for the position of Member at Large.

**Motion:** Chris Allen

**Second:** Sean Shafer

With all fifteen (15) votes in favor, he was elected as the voting Member at Large to the Board.

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Adjournment

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With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

**Motion:** Kerri Spores  
**Second:** Lee Beavers

The vote was unanimous. The 2019 Annual Meeting was adjourned at 7:02 p.m.

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Signature

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Date

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