

2019 ANNUAL MEETING MINUTES

Good Hope Townhomes

January 23, 2019 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

(Management)

Mark Shoberg
Savannah Kohagen

(Board)

Sam Herrera
Mary Logsdon
Rhonda Bumgardner
Lauren Wilson (Newly Elected)

Notice of Quorum Achieved

With 10 proxies received and 14 homes present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management and Savannah Kohagen as one of the Assistant HOA Managers with Bray HOA.

Sam Herrera introduced herself as the President of the Board of Directors.

Mary Logsdon introduced herself as the Vice President of the Board of Directors.

Rhonda Bumgardner introduced herself as the Secretary of the Board of Directors.

Approval of the Previous Years Minutes

The present homeowners reviewed the previous years' minutes.

Motion: Sam Herrera

Second: Rhonda Bumgardner

There was a unanimous vote by the present owners to approve the previous years' minutes.

2018 Completed Projects

1. Due to a lack of light, which is a safety issue, the BODs put out to bid installing two lights by the dumpsters. The bids came back between \$1500 and \$3K to run electric to the areas needed. Instead, solar array adaptive lights that cost less than \$1500 combine, were installed on poles. No electrical costs. Problems with the location of the lights were discussed and will be corrected.

The following items were discussed which included the changes to the HOA over the past year (2018):

- After receiving numerous complaints about parking spaces and handicapped spots, the BODs received bids for repainting the parking lots. New lines, numbers, and handicapped spots were added to make the HOA more ADA compliant.
- The Master Policy for the HOA currently in place does not adequately cover the exteriors of the units. The BODs requested three quotes for adequate coverage that would include the roofs. The cheapest policy for the most coverage was chosen. Bray HOA consulted with an attorney to confirm that the CCRs stipulated full exterior coverage.
- Due to safety issues involving dilapidated fences, the BODs put out to bid repairing entire sections of common HOA fences. The first section was completed in 2018 and more sections will continue to be completed over the next seven years until all common HOA fences have been replaced or updated.
- Due to confusion about easements and HOA fences, the BODs deliberated over several meetings and created and implemented a new Fence Perimeter Policy that maps what is HOA common fence and what belongs to homeowners.
- Beginning in the spring of 2018, the HOA mandated all front yards must be maintained or owners would be issued fines.
- Beginning in the spring of 2018, the HOA mandated that all spigots and outside cooling devices must be maintained or owners would be issued fines.
- Six separate sections of roof were replaced and/or repaired and roofs will continue to be a high priority in 2019; and/or until all old roofs are updated with 30-year shingles.
- There were six major water breaks that had to be repaired in 2018.
- One portion of the parking lot was repaired and crack sealed. This is ongoing and, in the Spring of 2019, all pot holes will be filled/repaired.
- The BODs had the RV parking lot trees trimmed to prevent damage to parked vehicles.
- Due to safety concerns, eight dangerous trees were trimmed, removed, or cut down.
- The BODs began xeriscaping common elements to make sure the HOA was maintaining all said elements.
- The BODs had all townhome gutters cleaned.
- The CC&Rs and Bylaws were antiquated, redundant, and in need of updating. This project was begun in the Fall of 2018 and will be completed in the Spring of 2019.

Discussion on Upcoming Projects/Concerns

The focus for the 2019 year will be on insurance and safety concerns. Other concerns/projects are listed below:

1. Exterior/Roof Repairs

Roof repairs and general exterior maintenance will be completed based on the extent of the damage. Units with the most damage will be addressed first. The Association plans to repair roofs if possible and replace whole sections as needed. Homeowners are encouraged to submit requests to hoa@brayandco.com, so that the Board can evaluate if/when the project will be completed.

2. Dumpster/Basketball Court Lights

As stated previously in the “2018 Completed Projects” section of minutes, the placement of the dumpster lights is not ideal. Those dumpster lights will be relocated to a more sensible area. This includes the light in the basketball court area.

3. Globe Lights by the Mailboxes

Bray will obtain a bid for the removal of the globe lights by the mailboxes.

4. Common Area Lighting/Electricity

An owner discussed the possibility of removing all common area lighting and replacing them with solar lights in hopes of reducing electricity costs.

It was decided that the Association will wait to see how the solar lights work and, if they work well, install more as the money becomes available.

The majority of present members agreed that the Association is a lot safer with all the lights since there are many single moms, elderly residents, etc.

5. Speed Bump

During one of the first couple of snow storms, it was related to Bray that the snow removal vendor had ripped one of the speed bumps from the road. The Board will reach out to the vendor and ask if they were involved.

6. Insurance

Bray HOA will continue to request proof of homeowner's insurance and encourage all owners to have a policy that will cover their entire unit.

7. Snow Removal

Stoops and sidewalks are the responsibility of each owner and the common area sidewalks are covered by the HOA.

If there is a problem on the common areas, such as ice, reach out to Bray and they will address it.

Delinquencies

At the start of 2018, there was about \$34,000 in delinquent accounts. At the beginning of 2019, there is about \$7,000 in outstanding dues and only four delinquent owners. This was accomplished by getting delinquent owners on a payment plans.

2018 was a big year for projects; but, fortunately, a good amount of those projects were paid for with the money collected.

2019 Budget Discussion

- Pest Control

A homeowner asked what the 2018 Actual "Pest Control" expense covered. The expense was for wasp spray for the basketball court and the RV lot.

- Grass Trimming Clarification

The landscaping company only trims the grass in the common areas. Some yards are connected to these common areas, which has caused the confusion.

- Water/Sewer

The water/sewer cost increase is largely due to the several water breaks within the Association. Also, since it was a very dry year/summer, the common area grass had to be watered more than usual.

A homeowner asked why the Association doesn't individually meter the units so that the water usage can be better regulated. Mark Shoberg said that Brian Luff (former Board member) looked into this and it would about \$15,000 per unit, so it would not be worth the cost.

- Check for Sign of Breaks

A Board member encouraged the present members to regularly check for water breaks. Check around and under your unit for any water line leaks.

- Amenities

Although some owners may argue that the HOA dues are high, there are a good amount of amenities that the owners would have to pay for individually if the HOA did not. Some of these amenities include: water, sewer, trash, etc.

There was a motion to approve the 2019 Proposed Budget bringing dues to \$170 per month.

Motion: Sam Herrera

Second: Mary Logsdon

There were eleven ayes and four nays for this motion.

There was a motion to approve the 2019 Proposed Budget with no dues increase.

Motion: Alison Whipple

Second: Greg Palmer

There were four ayes for this motion.

The eleven ayes to approve the budget with the dues increase outnumbered the four ayes to approve the budget without the dues increase. Therefore, the budget was passed with the dues increase. Beginning March 1, 2019, the monthly dues will become \$170.00 per month.

Elections

The president and treasurer offices on the Board were up for election/reelection.

Sam Herrera volunteered to serve again on the Board as President.

Motion: Sam Herrera

Second: Mary Logsdon

There was a unanimous vote by the present members to reelect her.

Rhonda Bumgardner volunteered to serve again on the Board as Treasurer.

Motion: Rhonda Bumgardner

Second: Sam Herrera

There was a unanimous vote by the present members to elect her.

Lauren Wilson volunteered to serve on the Board as Secretary.

Motion: Lauren Wilson

Second: James Herrera

There was a unanimous vote by the present members to elect her

Neighborhood Watch:

Three members of the community volunteered to serve on the neighborhood watch: Evan Wilson, James Herrera, and Dave Hallenbeck.

With no other volunteers, the election was closed.

Adjournment

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

Motion: Sam Herrera

Second: Carol Bond

All members were in favor. The 2019 Annual Meeting was adjourned at approximately 6:50 p.m.

Signature