

2020 Board MEETING MINUTES

The Glen at Horizon Condominium Association

March 3, 2020 @ 4:00p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

Attendance (Board):

Don Schuster

Mark Kessler

Christine Maxbauer

Mark Shoberg

Brandon Perry

Introductions

Don Schuster, Mark Kessler, and Christine Maxbauer introduced themselves as the present Board members.

Mark Shoberg introduced himself as the HOA manager and introduced Brandon Perry as the assistant HOA manager.

New Business

CC&Rs

Don Schuster opened by explaining that the CC&Rs have multiple amendments that have been added over time, all of which can be found on the bray website. Because the amendments are all separate and individual documents the discussion to have all the amendments officially consolidated into the CC&Rs was discussed between board members.

The decision was to hold off on having the amendments consolidated into the CC&Rs for the time being, as the money at this time will go towards more important projects.

Don clarified that the HOA is responsible for taking care of exterior of the buildings, this was decided after the original CC&Rs with an amendment addition.

Concrete

The discussion to have all the concrete in the HOA replaced at one time was discussed. The idea being that instead of replacing small sections every time something needs repair and always having different areas being worked on, the concrete will all be replaced at one time in an attempt to mitigate the continuous construction areas.

Vote: Fix the Concrete in 1 year and take out a loan for the project

Motion 1: Christine Maxbauer

Motion 2: Mark Kessler

Vote yes = 3, no = 0

The board will be using a chunk of the reserve account to pay towards the project and will be taking out a loan to cover the rest of the cost of the project. Bray will be contacting several banks to get different loan rates for the board to decide which bank to take the loan from. The four year \$800 special assessment will go towards paying off the loan.

Roofs

Roofing will be replaced on all buildings that have not recently been replaced, with no cost to the homeowners. Roof work will start March 4, 2020 and should continue through June 2020. Bray is working with the roofing company to get a schedule for when each building is scheduled to be done.

Landscaping/ Exterior Changes

There has been some confusion as to what areas are considered Owner responsibility and HOA responsibility for maintenance and repairs. Currently the exteriors to common areas are the responsibility of the HOA, but some of the limited common elements, such as patios, seem to fall under both responsibilities. The board will be looking into this for more clarification in the future. (Amendment 3)

Several owners wanted to know about adding trees or bushes to the areas outside their units. Some bushes and trees have been removed but never got replaced. The board explained that these haven't been replaced because the finances have been prioritized for other projects.

The board discussed that several owners have wanted to pay for the replacements themselves, which would spare the finances for the HOA. To help regulate these changes the same way architectural changes are made the board decided to create a Landscaping Committee. Christine Maxbauer was appointed Chairman of this committee by Don Schuster.

If a homeowner is interested in changing the landscaping around their unit they can follow the same steps of the Architectural Control process to request said changes. They can submit a request and plan to the Landscaping Committee where it will be reviewed. Once a decision is made the committee can recommend changes and may advise on the use of HOA resources to help expedite the process.

Security

Homeowners have expressed concern over security within the HOA. Currently the only security measures are the lights that come on at night. With the use of committees addressing more for each individual unit, the board has agreed to allow installation of security cameras for homeowner's individual use. Cameras must still be approved by the Architectural Control Committee.

Vote: Allow security cameras with ACC approval

Motion 1: Christine Maxbauer

Motion 2: Mark Kessler

Vote yes = 3, no = 0

Lights

Lights within the HOA have also been a concern. The board is looking at having the lights replaced on the exterior of the buildings with a different style and are now allowing motion sensor lights. Motion sensor lights can help add another security measure within the HOA and help cut back on the amount of electricity that is being used.

Continued Business

Dues

The dues were increased for the 2020 year. The HOA also had a reserve study done to help identify all the projects that should be completed in the next 10 years. In order to keep up with the future projects the reserve study factored in an increase in dues combined with inflation.

This means that the discussion for dues increasing will most likely appear again each year until the reserve account is funded enough to continue taking care of these projects. There is an amendment in the CC&Rs that prevents annual dues from increasing more than %10 each year. Outside of increasing dues the alternative options for funding can also come from Special assessments.

Signs

The light that illuminates the HOA sign at the entry was stolen sometime this last year. The board has discussed having the light replaced.

Vote: Replace the light for the entry sign

Motion 1: Mark Kessler

Motion 2: Christine Maxbauer

Vote yes = 3, no = 0

Clarification that the only other signs that are allowed to go up in the HOA are for sale signs and signs approved by the board. Several homeowners brought up the idea of adding another sign in the HOA to ask cars to slow down because of the amount of children who play outside. The board agreed that a sign could be added for that. Bray will get bids for a new sign stating "Slow, Children at Play" and have the sign put up.

Adjournment

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

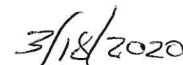
Motion: Mark Kessler

Second: Christine Maxbauer

The Glen March 3rd, 2020 Special Meeting was adjourned at approximately 5:40 p.m.



Signature



Date