

Swan Meadows Homeowners Association, Inc.

March 14, 2018

BOD Members Present

Tena Dangler
Lacey Ledet

Bray HOA Management

Mark Shoberg
Savannah Kohagen

1. Call to Order

The 2018 Annual Meeting was called to order at 5:30 p.m. by Mark Shoberg.

2. Announcement that Quorum was not Achieved

With one proxy and eight members present, it was announced that quorum was not achieved. Mark then explained that since quorum was not achieved, the meeting will be a board run meeting.

3. Appointment of New Board Members

Laura Thomas (daughter of Ira West) volunteered to serve on the board. She was appointed by the board to be a "Member at Large".

Jeffrey Sheley volunteered to serve on the board. He was appointed by the board to be the "Vice President".

Ted Juntilla volunteered to serve on the board. He was appointed by the board to be the "Treasurer".

4. Questions & Approval of the 2018 Budget

- Mark explained some of the different line items on the budget and outlined what each was for.
- Tena Dangler described where the common areas are in the Association and why they need to be maintained.
- Bray was unsure of what the "Grounds" expense was for, but would look into it. Answer- The grounds expense is for Pest Away Spraying to come out and do a weed control application.

- The problem with the irrigation line was discussed. As well as the plan for the work to be performed and when.
 - The original system installed was not adequate for the size of the community and has aged out.
 - In previous years they have just been able to “Band-Aid” the pump situation instead of getting the needed pump. (The Association just didn’t have the money).
 - Plumbing design is not adequate and does not allow water to be removed (even when repeatedly blown out). A lower drain would help this issue. Bray will discuss this with T&S Curbing

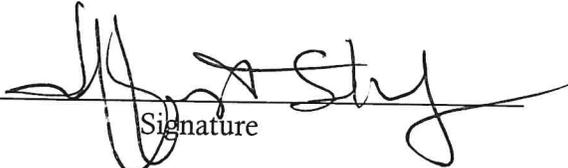
There was unanimous support by the present homeowners to raise dues to \$250 per year and to pass the Special Assessment of \$155 per owner. With this in mind the board approved the dues increase and Special Assessment.

5. Concerns & Projects

- Speeding through the neighborhood.
 - Call or text the non-emergency number and give them an intersection. The more calls they get, the more likely an officer will come out.
 - If you do have an address of the person (if they live in the HOA), email us the address, car description, and issue and we will send them a courtesy notice.
 - Bray will check the CC&Rs to see if there would be a problem with getting a sign. (“Slow Children at Play”, etc.) The Association does not currently have the money for this project.
- What is the course of action if someone is not paying their HOA dues?
 - Mark explained courtesy notices, certified letter, super-liens, collection, etc., as well as the time line of each.
- The Association will actively begin the process of forming all needed policies, starting with a dues collection and fining policy.
- One homeowner asked why the community does not have a nice sign at the entrance. It was discussed that the association did not have the money for it, but may be able to going forward with the dues increase.

6. Adjourn

With no further business, the 2018 Annual Meeting was adjourned at 6:45pm.


Signature

3/13/19

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JOSH GILFER

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