

PALMER SUBDIVISION HOA

HOA BOARD MEETING
SUNDAY, APRIL 21, 2024
1923 GRACE COURT -LINDSEY GRANNIS' AND CHRISTIAN SABIA'S HOME

CALL TO ORDER:

Meeting was called to order at 10:07

MEMBERS PRESENT:

President-Jeremiah McGuire
VP- Tyler Oester
Treasurer- Andy Martsolf
Secretary- Lindsey Grannis

APPROVAL OF THE MINUTES OF THE REGULAR MEETING:

Lindsey Grannis distributed minutes from the Regular Owners Meeting on April 16th. Jeremiah McGuire approved and Andy Martsolf seconded.

AGENDA:

- DETERMINE HOW TO PROCEED WITH VOTING ON THE ADJUSTMENTS OF BYLAWS

- Allowing ADU's

The Board discussed how and when we need to get CCR's and Bylaws amended and/or written. The board discussed the current (lot 17) that has already built and ADU and how that would be addressed in the future. Jeremiah McGuire wasn't against ADU's. Lindsey Grannis and Jeremiah were in agreement that ADU's would be acceptable as long as they aren't rented out. Tyler Oester was not in agreement. Lindsey Grannis mentioned it would all need to be discussed again if the Board wanted to adopt a new Bylaw regarding ADU's

- Non-Conformance of HOA guidelines when starting new construction of home or detached garage

The Board discussed current bylaws and agreed to meet again in June to go over what we would like to change/add/amend

- Allowing voting via email as an association in lieu of Zoom meetings

Jeremiah McGuire suggested we adopt a policy for voting via email for future votes since there are still a large majority of owners not in the county

- ELECTING A WATER BOARD (2 people?)

Jeremiah McGuire motioned to elect Christian Sabia as Chairperson of the Water Board. Andy Martsolf seconded the choice. Jeremiah McGuire motioned to choose Andy Martsolf as the 2nd member of the Water Board. Lindsey Grannis seconded the choice. Water Board duties and HOA guidelines need to be written and added to CCR's. The Board agreed to address at a future Board Meeting.

Initial discussion of Water Board duties included being in charge of Common Area irrigation system, Subdivision Pump, assistance with start up and shut down each spring and fall, creating a irrigation schedule for all 26 lots. Jeremiah McGuire recommended that each homes irrigation system installed be part of the ACC for Water Board to review.

- ELECTING THE ARCHITECTURAL CONTROL COMMITTEE (5 PEOPLE?)

Lindsey Grannis presented the 3 emails of the members interested in the ACC positions. She mentioned that there were not 5 interested parties but per our CCR's 3 would suffice.

The Board unanimously chose Kendra Oester as chairperson, Gary Powell, and Jeremiah McGuire as additional members.

Andy Martsolf motioned to have the committee positions hold a 2yr term. Jeremiah McGuire seconded the motion.

The Board discussed current ACC rules written in the Covenants in particular Article VII Section 7.03 and were in agreement that (b) All of the Lots in the Property have been sold and deeds thereto recorded in favor of Owners..

Lindsey Grannis asked about the two lots still held by M+D Enterprises and are they subject to HOA dues and assessments as long as they hold the property. Everyone was in agreement that they would be.

Discussed Filing 4 and assumed they would not become part of our HOA.

Lindsey Grannis was asked to draft a formal letter to all homeowners regarding the selection of the ACC and Water Board. Jeremiah McGuire said he would draft the letter regarding current ACC requirements and address those owners whose homes are not in compliance.

Common area spaces and cleanup were discussed. Tyler Oester suggested we have a 'Neighborhood Cleanup Day' moving forward.

- HOA DUES

Andy Martsolf addressed the current working budget he is working on. The Board addressed understanding what the Initial Assessment as outlined on page 9 section 4.03 The Board agreed they need to adopt the initial assessment fees and create a budget and provide to all owners.

Andy Martsolf mentioned that it was his understanding of Section 4.03 (c) that until the Board makes the initial assessment, all expenses of the Association shall be paid by Declarant.

There was a brief discussion about the Associations 3 out lots and what would property taxes look like.

It was agreed that once Andy provided the finalized budget we as the Board would set a meeting to formally adopt. Lindsey Grannis mentioned she would be out of town May 2-22nd so the sooner the better. The board agreed that the Budget could be agreed upon and adopted via a Board conference call.

Andy Martsolf discussed each line item on the working budget.

A few estimates were still needed before finalizing. Insurance and Bonding. Would Bonding of the HOA be necessary?

The Board discussed how the initial assessment and annual assessments would be paid whether it be quarterly or annually. And how would owners be required to pay, 1 or 2 installments. Will need to be discussed at future meeting.

Per Section 4.04 the initial assessment would be prorated. The Board discussed what items on the proposed budget could be prorated.

- SELECTIONS A DATE FOR ANNUAL MEETINGS

January 1st was chosen as the fiscal year for budget purposes. The Board agreed that the future budget for the following fiscal year should be adopted prior to the holidays at the end of the fiscal year. An annual October HOA meeting was suggested and agreed upon. The Board will formally announce this later once other pertinent items have been addressed. All agreed there are a number of things that need to be addressed immediately before moving forward on this.

- GETTING THE GREEN SPACE/COMMON AREA CLEANED UP

The estimate from SavAtree provided to Jeremiah McGuire was discussed. The common space operating budget would need to be what's needed immediately vs. future maintenance.

- HAVING A LAWYER REVIEW HOA DOCUMENT AND MAKING NECESSARY REVISIONS

Jeremiah McGuire suggested we hire a lawyer to decipher our current CCR's and help adopt and write Bylaws as well as delete and change any current Covenants the Board deems unnecessary.

The Board members discussed looking at Bylaw templates and how to address term limits of the Board and Committee

- FINAL BUSINESS OF THE DAY

Lindsey Grannis said she would draft the letter to the Declarant regarding Board and Committee elections.

Andy Martsolf asked that Kendra Oester set an ACC meeting soon to discuss how to proceed and move forward.

The Board agreed to adopt the budget in the coming week and then present HOA dues to all the owners by written letter and set the HOA owners meeting for May 31st . Per CCIOA rules the Board must allow owners the right to veto, by majority vote, a proposed budget.

The Board Meeting adjourned at 12:06pm

Minutes submitted by Board Secretary Lindsey Grannis


Approved By: Jeremiah McGuire, President