

PALMER SUBDIVISION HOA

Palmer HOA Board Meeting Minutes

Date: July 30, 2024

Attendees:

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

Minutes Recorded by: Lindsey Grannis

Meeting Called to order 7:13pm

1. Review and Approval of Previous Meeting Minutes:

Jeremiah initiated the review of the last Board meeting minutes. **Jeremiah** confirmed he was satisfied with the minutes. The board unanimously approved the previous meeting minutes. **Jeremiah** agreed to send the signed minutes to Lindsey by the following day.

2. Governing Policies Update:

Jeremiah moved the discussion to **Andy Martsolf** regarding the governing policies.

Andy expressed that the document required primarily "find and replace" work and was close to what was needed. He mentioned having to reject some changes after finding that the original content was already aligned with existing covenants.

Andy noted that the document had relevant language for addressing nonpayment of dues, which was a significant concern.

Jeremiah proposed changing the effective date to the date of Board approval and execution. **Andy** agreed that this should be the date of Board approval, and he would make the final edits and convert the document to PDF.

The Board unanimously approved the 9 governing policies document.

Discussion ensued about whether to send the documents out for review before legal examination. **Jeremiah** suggested that if the lawyer identifies necessary amendments, they could be made through a majority vote by the Board. **Lindsey** agreed, emphasizing the need to avoid unnecessary delays.

3. ACC Guidelines Discussion:

Jeremiah stated that he could not approve the ACC guidelines in their current form after reviewing numerous emails and discussions with **Kendra** the ACC chair. He proposed simplifying the guidelines, removing about 90% of the existing content, and providing additional literature separately. He suggested that this revised approach be reviewed by Kendra and the Board

Lindsey supported simplifying the guidelines, noting that much of the existing content was excessive and beyond what was needed.

Tyler Oester agreed that the original goal was to simplify the ACC approval process for landscaping.

The Board agreed that the current ACC guidelines are not approved at this time.

Discussion ensued as to whether the ACC guidelines allowed for any current property to be 'grandfathered' in.

4. Solar On Subdivision Homes

The Board briefly addressed the use and allowance of solar on homes. **Tyler** had looked into it a little bit and noted that The ACC and Board can control certain architectural elements but cannot prohibit installing solar on homes. The Board agreed the ACC could adopt rules and guidelines around what the solar installations would allow for.

5. Irrigation Violations

Follow up discussions ensued regarding Jeremiah's 2nd draft of violation letter to the Denkins and Laras in reference to their removal of restrictors. The board moved to approve the letter.

6. Insurance

Andy noted that he had been back in touch with the insurance company broker now that the HOA has the funds to pay for insurance. The new quotes are in line with the previous numbers. The Board agreed to secure the insurance policies.

7. Irrigation Pump

Lindsey informed the Board that the new subdivision irrigation pump has been installed and should be up and running within the next 24 hours.

8. Weed Mitigation

The board discussed how to approach homeowners about clearing weeds on their lots. Agreed it should be an ACC guideline and will be discussed with Kendra, ACC chairperson.

9. HOA Perimeter Fence

The Board again discussed amending the CCR's to turn the fence over to individual owners vs. HOA incurring the expense to replace the fence at the end of it's life. Tyler noted that any changes to the CCR's would have to go to a vote with the entire HOA and be approved by 75%. **Jeremiah** agreed to continue research of replacement costs. Fence discussion tabled until next board meeting.

Action Items

- o **Jeremiah McGuire** will sign the meeting minutes and send them to Lindsey Grannis. Request a timeline from his lawyers regarding the review of the documents and provide updates to the Board. Draft. Contact All Fence about costs and replacement costs.
- o **Andy Martsof** will make the final edits to the governing policies document and get HOA insurance square away

10. Adjournment

- o The meeting was adjourned at 9:00pm

Minutes Submitted by: Lindsey Grannis, HOA Secretary

Date: 9/21/2024

Approved By: _____



Date: _____

9/21

Jeremiah McGuire- Board President

