

# 2024 ANNUAL MEETING MINUTES

## PRSV Homeowners Association

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February 21, 2024, | 3:02 p.m. at 640 Belford Ave. | Meeting called to order by Mary Gotchey, HOAServices

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### In Attendance

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<b>Management</b>	<b>In person</b>	<b>Proxy</b>
Cayce Haren	Ralph Hamblin	Four proxies received
Mary Gotchey	Kenneth Graven	
	Diane Allphin	
	John Storheim	
	John (Jack) Miller	
	Kacie Chaffin	
	Douglas Nieman	
	Dr. John and Paige Storhim	
	Rachel Sparrow	
	Melissa and Phil Jones	

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### Notice of Quorum Achieved

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With Four proxies received and 9 Unit Owners present, it was announced that quorum had been achieved.

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### Introduction

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Mary Gotchey and Cayce Haren introduced themselves as being with HOAServices.

Douglas Nieman, Ralph Hamblin, and John (Jack) Miller introduced themselves as the current board members.

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### Approval of Previous Years' Minutes

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Mary G. called for a motion to approve the 2023 Annual Meeting Minutes.

**Motion:** Ralph Hamblin

**Second:** Douglas Nieman

The 2023 minutes passed unanimously. None opposed.

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## Old & New Business

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Mary G opened the floor for the discussion on new and old business.

- Discussion on board members
  - Like to have four members on the board with three voting members.
  - Try to get board members to serve for 3 years.
- Discussion on ACC committee
  - Not too much work.
  - No limit on how many members can serve on this committee.
  - If rules change about fencing, then there could be more work.
- Discussion on change that was made last year to not running the irrigation pump and not watering the roadway.
  - The board did not see much difference with the change.
  - Natural grass has started growing so mowing has gone down.
- Discussion on excel electrical tap.
  - Could we possibly terminate the service to save costs?
  - One owner discussed that the HOA should keep this service as it could be useful in the future.
  - It could be more expensive to get back.
- Discussion about possibly selling pumps.
  - One owner discussed how he did not believe that the HOA could sell the pump to Monroe.
  - Selling the pump should be done sooner than later as it might depreciate.
- Discussion on past money saving idea to maintain road.
  - The board approached the city to (take responsibility for road maintenance)
  - Discussion on new subdivision
    - It had a map that showed all the annexed roadways.
    - In the future all roads will be city.
  - City has a list of requirements to maintain roadways which include streetlights, sidewalks, Etc.
  - Should the HOA reapproach the city to see if any of the rules have changed?
  - Continued discussion among members.
    - Could vote in city elections.
    - Possible higher taxes.
    - The road is currently on an easement.
  - The city would have to accept as it is without added infrastructure.
- It was noted that the biggest expense in the budget is water shares.
  - Discussion among members.
  - Discussion on the idea of dissolving membership and dividing shares among members.
    - It was noted that 2/3rds or 67% of membership is needed to dissolve HOA.
    - Could change governing documents.
    - \*\*\*\* board noted that they want approval on new houses/ACC requests.
    - The owner discussed that the water shares cannot be allocated to individuals if there is no pipeline to the individual address.
    - Water regulations are not metered and there is no way to measure water usage.
    - The owner believes that HOA should continue to pay as association owns shares.
    - \*\*\*\* it was noted that pipelines are expensive between 2-5k.

- Discussion on Sheriffs
  - Do not normally police the HOA due to private roadway.
  - If the city takes over the roadway, we could have some police patrols.
  - HOA could invite sheriffs onto easement.
- Discussion on Fences
  - The covenants were drawn up years ago.
  - If a fence request is necessary, reason or for the greater good the board will review.
  - Do not want to negatively impact property values.
  - Case by case basis.
  - Mary G expressed that the ACC committee could create a set of policies to grant variances to keep legality. As it would take 67% to amend covenants.
  - Owners with fence requests can apply for a variance.
- The owner discussed that he is getting bids to cap his driveway as it is currently dirt and asked if he needed permission from the board for this project.
  - Mary G stated that she would investigate it and get back to him with an answer.
- Discussion on the idea of self-management
  - Explored last year.
  - HOA is a small business.
    - must file income taxes.
    - must pay bills and collect dues.
    - It is a lot of paperwork.
    - not a lot of owners that want to step up.
    - like to have back up from the management company.
  - Mary G explained that in her experience she has seen both sides.
    - One side where self-management can save the HOA money.
    - On the other side a positive note to management is that we know the laws.
    - You may have motivated owners to two it short term but it is harder to find replacements.
- Discussion on front area
  - Discussion on potentially asking owners near front to help with watering.
  - HOA has not had the money to clean up the entry way.
  - HOA board wants input from homeowners.
    - One owner suggested a small pump along the roadway utilizing existing electrical service.
      - It was said that the line would have to travel along the way, including under the roadway, which could be expensive.
      - Another cost would be the annual blow out of that line.
      - Currently there is no money in the budget, but we could build up funds.
      - Need the support of owners.
  - Discussion on past bid of around 10k.
  - Additional comment about zero-scaping the front area with no water.
  - Past board members discussed experience with front entry way.
    - Look at getting a bid/plan.
    - Mary G. stated that HOAServices has the ability to send postcards to the community with updates and survey questions.
- Discussion on the back of Doug's property

- Discussion on who pays to maintain road.
    - Broken out by where owners lots are.
    - Based on governing documents.
  - Discussion on tree cutting discussion from last year's meeting.
  - Can the HOA have a discretionary fund?
    - It was noted that HOA has a reserve fund.
    - If funds in the budget in the operating account are not used, they are transferred to the reserve account.
    - 7-year plan to have road redone.
      - Hesitant to spend money in the reserve account if it is needed.
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## Budget

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The 2024 budget was opened for discussion,

- The question was asked if there was going to be an increase in the capital reserved.
    - It was noted that it was going to stay the same.
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Cayce H read from the agenda: *The budget is ratified by the Board and automatically adopted and approved at the Annual Meeting, whether or not quorum is met (as long as there is not an increase of or above 10%) in accordance with the Declaration, Art. III, Section 1 – 3 (a – c).* and asked for a motion to approve the proposed 2024 budget:

- First motion: Douglas Nieman
- 2<sup>nd</sup> Motion: John Storheim

The budget was approved unanimously.

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## Elections

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Cayce H opened the floor for elections.

Douglas Nieman and Ralph Hamblin stepped down from the board.

Kenneth Graven  
**Motion:** Jack Miller  
**Second:** Ralph Hamblin

Phil Jones  
**Motion:** Douglas Nieman  
**Second:** John Storheim

All nominations were elected to the board with no opposition.

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Adjournment

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With no further business to discuss, Cayce H. called for a motion to adjourn the meeting.

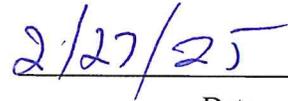
**Motion:** John Storheim

The vote was unanimous. The 2024 Annual Meeting was adjourned at 4:08 p.m.



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Signature



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Date

