

2024 ANNUAL MEETING MINUTES

Treehaven HOA

May 9th, 2024, 3pm @ Bray Educational Center

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00pm.

In Attendance

Wanda Thomas
David Larson
Shirley Cates
Janice Goodman
Heather Gonzales

Proxies

4 proxies
received.

Management

Mark Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager
Rebekah Webb HOA
Agent

With 4 proxies received and owners from 8 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager.

Cayce Haren introduced herself as an Assistant HOA Manager.

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Wanda Thomas, HOA President

David Larson, HOA Vice-President

Shirley Cates, HOA Secretary/Treasurer

Community member introductions.

Approval of 2023 Minutes

First motion: Wanda Thomas

Second motion: David Larson

None opposed.

2023 minutes were approved and signed by Wanda Thomas.

Old or New Business

- Dave Larson mentioned that inflation is going higher and faster and Treehaven HOA has hit a brick wall. Special assessment and raising the Dues is what is needed to get us ahead. This will be an on going issue. The media is saying 18 to 25% inflation in the area.
 - Wanda Thomas stated that the landscaping is the biggest budget for them. Ash trees are treated for Emerald Ash Borer (Beetle). 2024 Peaceful Valley charges \$1,400.00 a year for 3 treatments. Trees on local side Cottonwood, causes gutter problems. We are working on fixing the Budget. CC&R's state that we can raise the dues 5% a year. We are working on getting this to 10%.
- Janice Goodman asked can an owner pay for the upkeep and treatment of the ash trees.

- Mark S. stated that it is the responsibility of the HOA to take care of them and the common areas which include the landscaping, grass, weeds and trees. Contract with Thompsons.
- Heather asked about the dead spots on her lawn.
 - Wanda explained that it is the homeowner's responsibility from your home to 15 feet out.
 - FYI: Casey Sprinklers shut down the water this past weekend because of the high winds. They will also be cleaning out the filters.
 - Dave asked about the bear spots all around. Wanda stated that there are feeder lines in the planter areas. If the plant life is dead, please take pictures and email them to contact@hoaservicesco.com.
 - For the minor common areas that is out 15 feet passed the house, trees, grass and weeds, if it is all dead or dying, please let us know and send an email to contact@hoaservicesco.com.
- If you have a tree and it is the middle of winter it is recommended to grab a bucket full of water and water the tree. They will need some assistance otherwise they will die.
 - Heather states that she works in Insurance company and dead trees are a big no no! There is a huge tree behind her fence that doesn't look very alive.
 - Wanda stated that the trees right up against the fence, they are ours. The ones that are behind those are the cities. We know that those trees need to come out. We notified the city, and they told us not to touch them.
 - Jan asked is it more expensive to remove trees and re-plant or to keep up with injections?
 - We are trying to save all the ash trees in your HOA. Most arborists will tell you that Ash Trees out here have a 10-to-20-year life expectancy. Healthy Ash Trees can live 100-200 years. Most of the Ash Trees in your HOA are at 20 years almost. The sub-division was built in 2006. All the non-native trees in the area are dying: Aspen; Converse Pines; Honey Locust and Locust trees are dying. What they are looking to replace the dying trees with are fruitless pear trees. They are drought resistant and pest resistant. This can turn into a big shade tree in about 10 to 20 years. Locust trees need a lot of water. 5 gallons of water a month in the winter will save the trees.
- We recommend that the board passes the special assessment every year to be at 10% from last year's dues. Your CC&R's keep it at 5% unless you have the 2/3 majority vote to change that. You will be able to vote for increasing the budget above the 5% today or you can go with the 5% + the special assessment. Most HOA's are under funded with now because of these capped 5% limits especially because your HOA spends so much on tree care with trimming, removing, injections and overall taking care of them. This is in deficit spending for a couple of years. Some CC&R's for other HOA's state based on the consumer price index is the price increase of dues, Treehaven HOA does not have that stated in the CC&R's. If you are ever to amend your declaration you will need 67% of the homeowners approving the amendment approving that.

Budget

- You can approve a 10% increase today because you have met quorum. This is based on who is present and by proxy.

Discussion/2024 Budget Review

Motion to approve budget # 2: \$150.00 for 2024 as drafted.

First: Wanda Thomas

Second: Jan Goodman

Opposed: 3

Budget is approved. This will not change until July 1st, 2024.

The board is requesting the potential for a special assessment if it is needed to balance the budget if it runs a deficit.

The CC&R's say that the board can do a special assessment for \$3,000.00 a year. That will bring it to \$130.00 per household for the special assessment

Motion to approve "Potential Special Assessment if necessary" for 2024.

First: David Larson

Second: Jan Goodman

No one opposed.

Budget is approved. This will not change until July 1st, 2024.

Elections

Nominations: to re-elect the current board: Wanda Thomas; David Larson; Shirley Cates.

2024-2025 Year term

Motion: Jan Goodman

Second: Heather Gonzales

None opposed.

Old or New Business cont'd

- Jan asked about the Martin's old house. Do they share our water? Do they use ditch water; irrigation water?
 - They use ditch water, and they pay for the water. They pay every December. They were Grandfathered in, and the developer has to create a utility easement for them. They are contracted which supersedes everything because of water rights. We cannot shut the water off because of senior water rights.
- Question about solar panels, are we allowed to put them on our roofs?
 - If you are interested, you can send an ACC request to contact@hoaservicesco.com. It is generally recommended that the board approves unless it is a commonaly shared roof like a condo.
 - We are considered a townhome condo. If there is a natural disaster the HOA pays and works with the insurance.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:42 pm.

Motion: Dave Larson

None opposed.

The meeting adjourned at 3:42 pm.

Signature

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