

# 11/4/2023 Annual HOA Meeting

As of 10:06AM, Quorum not met.  
Tried to get more attendance and meet quorum.

Quorum was still not met by 12:15PM beyond scheduled end time, association business could not be conducted.

Open discussions took place during meeting time instead. Notes are below.

Open discussion details  
Election Committee Reports 21 Ballots received.

Ratification meeting set for December 11, 2023 6:30 pm

Board Introduces themselves.

Attendees: see sign in sheet with Elections.

President: Presents a brief overview of the year. Highlights include newsletters produced monthly, committees up and running, landscaping maintained. Events garage sale, 4th of July including pot luck with Fir Ridge. Yard of the month through October. Digital dues set up, 13 people utilized this option. Dues collected with only 5 outstanding for 2023, 3 for 2022, liens process has begun for outstanding 2021 dues. 3 new homeowners welcomed. New website created and ready to implement. HOA Facebook page created. special elections held.

President reviews increasing costs. Landscaping being the biggest expense. Discussed possibility of special assessment for front landscaping facelift. Goals of completing fine and fee schedule and to stay forward looking.

Homeowner Presentation: Lot 76 on proposed governance document changes if quorum was met.

Open dialogue  
Homeowner questions if he paid dues. Answer; Yes

Discussed budget, dues and costs. The possibility of board members paying dues as a way to increase revenue. Discussed closing storage to save money. Paperwork accumulated since the start of HOA would be digitalized. A person appointed to keep water, tables and easy up.

Discussed fine and fee schedules. We would be using a hybrid document proposed by the attorney and ours. This would be proposed in November. Attorney advised fine should sting. Fines would be kept reasonable.

Discussed when we last met quorum. That would be 2007. Discussed HOA and homeowner communications. Poster board purposed, however the last time these were used they were stolen. Discussed options the board has thought of as well as heard new ideas from homeowners present. Ideas include building something by mailboxes.

Discussed neighborhood safety. Lights on 112th. Placing lights on fence line to help reduce theft. We have requested the county install lights on dead end. We have asked for volunteers for neighborhood watch. Sign-up sheet provided at meeting.

The homeowner asked if we were following the agenda or if this had turned into a q&a session. Answer: since no quorum was met it has turned into an open meeting.

Discussed the notion that there is a lot of talk and not action. Too much is put on the HOA board (per homeowner). The process needs to be simplified. HOA meetings should be for board only, homeowners' meetings for homeowners. Homeowners should not be present to help save time. We currently allow homeowners to attend all meetings and make our best effort to provide time for discussions and questions.

Discussed front area water bill. The leak is suspected but we don't know where. Sprinkler system checked. Discussed landscaping variance being due to repairs. Underlayment needed to be replaced in certain areas. Question questioned if sprinklers have been winterized. Yes, Rain Pro has winterized the system.

Discussed elections. We are 11 short of quorum. Discussed special election, election extension. The agreed election would be extended. Discussed that ballots are no longer private and that is why some people did not vote. The homeowner expressed that they wanted secret elections back and proposed an idea to make them private. Discussed that the process seemed burdensome. The election committee reviewed the process currently used and why. Noted that modifications could be proposed. Also discussed flyers that have been handed out over the year that discouraged voting. Discussed possible quorum number change.

Discussed what happens if we don't get enough votes or volunteers. What HOA languishing entails and what the process would be. Discussed need to make procedure for board/s to follow in the event that an election fails, and no volunteers commit.

Discussed Cares group. Questions asked if the board has met with Cares Group. The board only knows who one member for sure is. The board has stated we would be happy to meet. No dates or times or arrangements have been made. Discussed that the cares group is not against the HOA