

Quarterly Board Meeting: September 24, 2022 10am

All present: John G, Jerry B, Chuck M, Dave C, Virginia B, Carol P (Shirley L on zoom-ill)

Call to order by Dave Comerzan

Pledge of Allegiance by Jerry Bryant

Meeting Protocol by Dave Comerzan:

(comments by board then homeowners)

Vote on 8-18-22 minutes by Dave C- John G 1st, Virginia B 2nd. All approved/accepted

Status Reports:

Treasurer: Chuck McDowell there is approximately \$107,000+ in the operating account, approximately \$330,000 (plus odd change) in Certificate of Deposit. Currently we are approximately \$33,000 in the green, but this amount may be lower by the end of the year with expected 4th quarter expenses.

Activities: Cindy B Checking Acct: \$1,312.80 Petty Cash: \$20.00 Ice Cream Social: \$88.84

Welcome Hostess: 2 new neighbors (3 from before(part timers) +2 to visit) 1 full timer, 4 part timers

Crafts: 3rd Friday 1pm. Holiday cards with Judy

Painting with Myrna (Halloween this month)

Projects: to help improve our park:

1) Concrete Bean Bag Toss by Gazebos.

2) Shuffleboard along front of pool.

3) Spearhead a Pickleball Court.

4) Suggest Street Signs-average metal ones/slow down grandma ahead walking dog etc.

5) A Park Sign at picnic/dog park on Redbluff-no longer call it dog park-give it a name- Maybe Rose Park?? will talk w/MaryAnn R/Karen B for suggestions!

HIC: MaryAnn R-KOA hillside for fire hazard, front entrance, cemetery, Memorial Park, upper gully(last 2 weeks) Liz- 3 Archview-KOA clean agree a fire hazard-get them to clean?

Dave: couple managers, can't force KOA but will stay on top of it & them. Spray weeds?

Jerry B: I will spray again when settle after just getting home! Dave: Hire?

Roberto(landscapers)to spray? JB-will check with him!

ACC: Dave: new members Nina S, Bobby Fien. Board voted them in-JB motioned John G 2nd! Bobby: our area had changed-Nina, Bobby, Carol drove around-oil, cars, curtains, boxes, junk etc-joined to help get back to beautiful! Found 17 issues-contacted Karen at PPM-she was surprised-knew of 3!

Understand some from moving-keep our area beautiful! Read the doc's of cleanliness!

Insects/skunks/rodents-read docs! Do not stock pile-attracts!

Nina took pictures-will send to PPM. Should have \$50-100 fines!

Chuck-status 69 Cottonwood? Steve H-(ACC chair) new home-blue clay, 2-3-7 feet dig per Blue Stake-hit power box-electric off-Rky Mtn repaired-owner is packing & compacting!

Karen Burnett-63 Pioneer-talked to owner-he's packing to guarantee little shifting!

Bobby-seen car load of guys pulling weeds around? Dave-probably hired per letter from PPM to homeowners to cleanup! PPM-office/board to beware of letters.

Docs: Chuck-explained doc committee. Docs,CCR's, changes, not done for years!
Checking and get ready to vote by end of year! State issues need updated! See Docs
at adminheoa134.com

Old Business:

1) Review of work order: Jerry Bryant-orders 17, 33, 10(60 since May) Luis had orders done the next day! Hired sprinkler company never returned calls-after several attempts for 3 work orders-also costs \$80 an hour & wanted us to dig area! Defeats purpose! Hence why we brought Luis back!

2) Signs for proper swimwear for 3 & younger-Dave Comerzan

3) Replacing sprinklers on private property-Jerry Bryant: put in work order for Luis. No maintenance of drip system on private property! Brad Furhman: he capped mine off(per his request)JB: we don't put in new sprinkler systems on private property that's on you!

Melba:127 Overlook-her area sprinklers are going all the time-flooding and running down the street! You are watering too much! JB: no we don't-timers are set for 3 times a week!

JB: did you put in a work/concern order? No JB: Luis can't fix it if not aware-he needs to know! Joy, Dave, JB echoed! Nina: some areas are watering too much according to the mosquito guy! I've been bitten several times! Joy: Shawn with SW Mosquito has been looking for the source! The park, the wash-he has been spot fogging & putting traps all over the park to find and identify the mosquitos! Barb Campbell 104 Redbluff: several bites also! Source yet? Joy: Shawn found a fire pit by the dog park with water! It's 1 mosquito that comes out in day light! Watering too much in some areas! JB: we have 3-4 problem childs who think they can continue to water, change our timers or shut them off! Luis will check on a problem-adjust or turn on-gets another work order or checks them a couple days later and the timer has been changed or shut off again! Luis & I have discussed and looking into getting lock boxes! Barb Campbell-Redbluff: I live in Warrens house and have a lot of sprinklers and have had a lot of issues! If I see a gusher I want to be able to turn off my water! JB: yes that's fine- we are talking about the few problem childs-we will lock them out first if the problems persists!

Steve Hart: I agree we don't want locks! JB: some are watering too much-if grass is soggy, leaving divots-it's being watered too much!

4) Status of Emergency Call buttons for residents-Dave Comerzan: have checked with 5 companies and getting information to have a meeting regarding emergency help! Chuck: most people have cell phones!

5) Reinvestment Fee Package-Dave Comerzan: Bobby Fein-Cottonwood: who pays?

Dave:usually the buyer but that is between the buyer & seller! Terri Perkes: is it a mandate by the state? Chuck: it's an opportunity for us to get additional funds . It will help with any issues like roads, water lines, or ideas-like a Pickleball court, or add to our reserves! It will help not to increase our dues! Nina: We are a minority-most HOA's have implemented it-a few like us have not! Dave: the office gals are preparing a packet to go out for a vote! Please vote one way or another! We need 51% to pass it!

6) Reserve study-resurfacing asphalt: Jerry Bryant- It needs done again it's been 5 years! 2018! Somebody asked: what are we going to do about the roads? JB: 5 years ago it was on my watch-guess it's on mine again! Somebody else asked: the surface is coming off- what are we going to do about it? JB: we'll get a different company! Chuck: it comes out of the Reserve Fund!

New Business:

- 1) Appointment of Nina Springer and Bobby Fein to ACC-Jerry Bryant: Dave announced earlier-board voted on! (JB motioned to accept, John G 2nd-all approved)
- 2) Zoning of Harrisburg-Chuck McDowell: change/improve address-talking to Hurricane City Council -need more time before addressing!
- 3) Future Board Meetings-Dave Comerzan: next Quarterly is Dec 17th! We will have a working board meeting that you can attend but it's a working meeting and we are trying to accomplish things!

Open Forum: Karen Burnett-Pioneer: 1) we had our sewer system cleaned-any plans for the community? JB: no but will check on it! Is anybody having problems? Audience: no John G:said he did cleaning when he was in that line of work-it's usually an issue when grease is involved! 2) tree on Cottonwood-May be a parasite-is it being taken cared of? Is the owner aware? Chuck: yes owner is aware!

Dave adjourned meeting
JB 1st, John G 2nd it

Respectfully Submitted,

Cindy Bryant