

## **SLHOA BOARD MEETING MINUTES**

**November 20, 2019**

**Location: Sharon's Office**

**6:30 p.m.**

**Present:** Tiffany, Denise, Monte, Kimberley, Sharon, Joan, Judy and guest Janet Poncelet

**Absent:** David

**Review of Minutes:** The September Minutes were approved as written

### **Treasurer's Report:**

The Treasurer's Report was presented by Kimberley. The balance sheet reflects the following:

Checking: \$6,411.62

Reserve: \$23,048.12

No major payments made since the last Board Meeting, only the monthly payment to ProGrass for \$205. In addition, there was a \$25 reimbursement for postage.

Kimberley reported that there are only 12 residences in arrears for annual dues. Of those 12, there is one residence that is behind three (3) years and one behind two (2) years. Kimberley has sent out past due letters to them plus another letter to the residence who is still not in compliance for their roofing choice.

### **New Business:**

The New Business was referred to Executive Session.

### **Old Business:**

There was a discussion about the handling of the \$5.00 increase in dues beginning in the 2020 year. It was decided that the \$70.00 amount will be put on the invoices prior to the general meeting. If the proposal doesn't pass, the residences who have paid ahead will be refunded the \$5.00. Kimberley will prepare both a \$65 and a \$70 invoice.

Monte reported that the bushes along North Dakota have been trimmed. He also said the diverter on North Dakota needs attention.

Kimberley has reached out to HOA Management Company's for some assistance in re-writing parts of our CC & R's. As there is a need to see what the CC & R's should currently reflect (e.g. solar panels) as well as to adjust wording so that there are more "teeth" in the document (e.g. fines), the Board was seeking some advice. The Board determined it will take one section at a time and take suggested changes to the SLHOA attorney for appropriateness. Kimberley will talk to the attorney to see about the cost and the process.

David announced that he will be leaving the SLHOA Board the end of the March 2020 General Meeting.

The next Board Meeting dates were announced: They will be January 15, and February 19 at 6:30 p.m. in Sharon's Office in the Meadows Realty building.

The Meeting was adjourned to Executive Session.