

SLHOA BOARD MEETING MINUTES

January 15, 2020

Location: Sharon's Office

6:30 p.m.

Present: David, Tiffany, Kimberley, Sharon, Judy, Joan, Denise, and Monte (via conference call)

Absent: none

Review of Minutes: The November Minutes were approved with corrections

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

Checking: \$5,668.69

Reserve: \$23,052.75

It was reported that dues outstanding are now \$1,089.94. Only 14 residents are not current in their annual dues. Additionally, there were no major invoices paid during December.

Old Business:

In a meeting with Jason Gross, attorney who has represented the SLHOA community for 10 years, Kimberley discovered a number of important facts. This included that amendments were not officially filed as well as the fact that the SLHOA Board could raise the dues using the CPI without vote by the residents up to \$83.00.

Further, Kimberley checked with a number of management companies that the attorney had referred to the Board. The Board learned that 90% of HOA's use management companies. The most appropriate one it seemed for the SLHOA was the CPI Company. One major advantage of a management company, is a company is consistently there (versus Board membership changing), the CC & R rules would be enforced, complaints can be filed online, and the company sends invoices. It was also noted that the current Board format is advisory so cannot litigate and win. A management company is in a better position to be successful in litigation. The company would come to the annual SLHOA meetings and to two Board meetings during the year. As per our current CC & R's, two-thirds of the residents, who are present at the annual meeting or send a proxy, will be needed to agree to the hiring of a management company. The CPI company will be in attendance at the annual meeting to present their program and answer questions. Kimberley created a budget proposal that included current costs, and the hiring of a

management company which would increase the SLHOA annual dues. The proposed new dues amount would be \$140.00 per year. This is an \$11.50/month increase.

On a different note, it was reported that the SLHOA entry lights are on during the day. The city will be contacted about this.

Regarding the mailbox structure Summer Lake Drive, two bids were received for the repair. One bid was for \$3200 without metal mail box. The other was for \$4367.57 with the metal mail boxes. That bid was selected because USPS requires an approved mail box design to be housed within the brick cover. Kimberley will contact the brick company and get that repair contracted. David will deal with the homeowners insurance.

It was reaffirmed that the rat issue will be addressed in the upcoming newsletter.

The next SLHOA meeting will be held on Wednesday, February 19, 2020.

The meeting was adjourned with no Executive Session to follow