

# Meeting Minutes

September 14, 2023

Board Meeting on September 14, 2023 @ 4pm at the home of Leslie Bigos

**In Attendance** - Kim Rose (President), Doug Fraser (Vice President), Idy Huth (Treasurer), Leslie Bigos (Secretary), Scott Bailey (At Large), Jim Hammerstrom (Member)

Call to Order : 4:03

Downs/Rogers Deck Construction - no update

## **Treasurer's Report - Idy Huth**

- All dues paid
- Checks Written, Balance Sheet & Profit & Loss statements presented
- No Dues increase planned for 2024
- Budget to be presented in General Meeting should be essentially the same for 2024

## **Septic Report - Dan Bigos**

- Idy Huth provided a report, Septic Drainfield Expenses 2023. Reviewed septic expenses for the past 9 years. Septic expenses have been higher this year than some years but not out of line with previous years.
- It was noted that volunteers have kept septic expenses lower with donated labor.
- The Board thanks Dan Bigos for monitoring and troubleshooting the system.
- Think Tank is currently doing septic inspections of home owner's tanks and the drain field. Report to follow.
- Several septic providers worked on our system the past month. The report will detail this work.

## **Landscaping**

- Cole Scott has done a good job weed spraying; Cole is continuing to spray RV lots and pathways as necessary. We are under budget on spraying
- Cherry trees & spirea pruned this month. Octavio's company did a good job and cleaned up afterwards. Cost was \$200 less than last year.
- Vita green sprayed for spider mites in spirea and arbor vitae
- Discussed Fall Clean up of the park. Approximately nine trees need to be pruned back. Weeds need to be dealt with. The Board will seek one or two bids on the clean up
- Discussion regarding the bowl. The plan is to remove sage & bitter brush and to replace with 8 yards of gravel/rock to provide a tidy but low maintenance landscape

## **HOA General Upkeep**

- RV Parking Lot-As we attempt to stay ahead of weeds, etc., we ask that all debris and extraneous stuff be removed from the RV lots. A request will be sent to all homeowners

requesting that any loose, stray, unlicensed vehicle, structures or extraneous debris in the RV lots -- anything that does not belong there -- needs to be removed. Please help keep the RV parking lots tidy. The board will be doing a walk thru and contacting homeowners if need be.

- Overgrowth on Vacant Lots - the Board will be contacting owners of vacant lots who have overgrowth per covenant #6.

6) Maintenance of Vacant Lots. It is the intent of these restrictions that vacant lots be maintained in a reasonably presentable condition. After reasonable notice to the owner, the Board shall have the right at all times to enter upon any lot to remove debris, or other waste materials and to charge the expense thereof to the owner as an assessment. The Board shall have all rights and remedies for the collection of said assessment as provided in Section 35, Lien for Unpaid Assessments.

- Tree of Heaven - some lots have this noxious weed on their property. Members will be contacted about removing this weed if it is seen on their property.



## Miscellaneous

Doug Fraser presented the Board with a document authored by Clark Eaton discussing the impact of feeding birds, especially Quail, which has contributed/caused slope erosion and also attracted rodents. Since the HOA is responsible for maintenance of the common slope areas, erosion is of concern to the board. Covenant # 41:

41) Open Space areas (Steep Slopes) and trails. The Homeowner's Association shall be responsible for maintaining all open space and other associated features within the development.

The Board will contact homeowners with bird feeding habits that contribute to erosion.

Board Meeting concluded: 5:20pm.

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Next HOA Board Meeting: October 12 @ 4:00PM at home of Leslie Bigos. This meeting will be to prepare for the General Meeting.

General Meeting October 28@ 11:00 am at Rose Home.