

Eby Creek Mesa Homeowner's Association
Board of Director's Meeting
August 11, 2016

Minutes

Present: Todd Horn – President
Wendy Sacks – Treasurer
Teak Simonton – Secretary
Vern Brock – Board Member
Georgie Zinda – Board Member

Dave Metzler – property owner
Gen Sausone and Ryan Palmer – property owner
Andrea Arnhold – property owner

A quorum was determined to exist and the meeting was called to order at 5:40 p.m.

Wendy moved to approve the minutes from the July 14th, 2016 meeting. Georgie seconded the motion and it passed unanimously.

There was much discussion about the playground equipment capital improvements.

Todd Horn rescinded his previous vote to approve the purchase of one ten-spin unit and the preparation necessary to install the unit. He stated that all of the facts had not been known or clear at the previous meeting such as the fact that this expense had not been budgeted and he felt the owners should have more opportunity to weigh in on this initiative at the annual meeting in early 2017 before the board spends \$10,000. The fact that no playground committee was formed prior to the board creating the 2016 budget left the board without knowledge of how much to budget or what to include.

Andrea Arnhold, Gen Sausone, Ryan Palmer and Dave Metzler all expressed strong support for getting the new equipment purchased and installed as soon as possible. There were questions about the reserves and for what they were intended to be used in the future.

The board felt that options for some capital improvements should be presented with more detail at the annual meeting prior to expending any funds. The potential shoulder / bike path enhancements on the Eby Creek Rd, playground improvements and other items should be considered.

Vern added that existing infrastructure needs to be protected and a healthy reserve retained for potential repair and maintenance needs.

The consensus was that the board should develop more of a master plan and determine size of reasonable reserve as well.

There was discussion about the progress toward having more information on the shoulder project. Alpine Engineering is putting together a cost estimate to create the plans but couldn't get it done in time for the meeting.

Teak cautioned the group not to expect money to be granted from the county Capital Improvements Fund as these funds are primarily designated for county government asset repairs and enhancement and had not been approved for private neighborhoods in recent years.

The board was generally supportive of playground enhancements as long as the general membership agrees at next year's annual meeting.

John Poukish, owner of lot 220A, 220B and 220C presented a new plan for lot 220C, which included a single home. The board was generally in agreement, but required him to present the plans to the Design Review Board. The Declarations limit lots to one single-family unit.

He also showed another plan for the same lot that included another 5 units. Wendy clarified that if he were to build the first unit, there would be issues with another 5 units.

There was discussion about some individual homes related to covenant adherence issues and possible remedies.

Treasurer's report:

As of 7/29/2016 there was \$39,392.92 in checking and \$79,137.80 in savings.

There are six owners on the delinquent list and it was agreed to start imposing the collection procedures for these owners. Interest would be charged on the delinquent amounts.

All agreed that Paul Grewes would be retained to do maintenance work on the park.

Vern agreed to create a master plan for the playground improvements including a playground improvement location sketch.

Wendy moved to hire Vern for this project and allocate up to \$500.00 for the work. Teak seconded the motion and it passed unanimously.

Par Course update – Vern will search for cost and layout options and report back.

Wendy informed the board that she had created a master calendar document along with a list of important association information. She would email it to everyone. She proposed buying a computer and software necessary to be used for the association documents.

Teak moved that the board approve up to \$1000 for this purchase. Wendy seconded the motion. It passed unanimously.

The annual picnic will be held on September 10th and Wendy will coordinate the food, liquor and desserts.

In the future, Teak, as Secretary will send welcome letters to new owners.

The meeting was adjourned.