Eby Creek Mesa Homeowner’s Association

Board of Directors Meeting

July 14, 2016 at 5:30 p.m.

Minutes

Present: Todd Horn – President

Wendy Sacks – Treasurer

Teak Simonton – Secretary

Georgie Zinda – Board member

Dave Turnbush – Board member

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

Teak moved to approve the minutes from the June 9th meeting. Dave seconded the motion and it passed unanimously.

Sass Oliphant, the owner of 491 Nielsen Gulch Road presented a landscaping plan for approval. The plan included replacement of portions of sod with xeriscape materials such as stone and mulch. The board deferred the decision to the Design Review Committee for review and approval. Todd agreed to pass the proposal and materials along to the committee.

Kristina Thompson, head of the Playground Committee presented bids from several contractors for preparation of the area intended for new playground equipment. She presented two bids and the one from Steven’s Home Care was the most reasonable. Todd suggested using pressure treated timbers. Teak asked what had been budgeted for the playground enhancements this year. Wendy stated that it was $10,000. The total for the improvements and new playground equipment with the lower of the two bids would be around $20,000. Teak suggested that the board approve the improvements and one piece of new equipment this year (the 10-spin), then ask the owners at the next annual meeting if they wished to purchase the remaining two pieces of equipment in 2017. She felt that sticking to the budget this year was the best approach and didn’t support spending more than $10,000 this year. It was suggested that we try to find an owner who had contracting skills and would be able to, with a tear sheet, install the concrete support area for the 10-spin apparatus. Todd agreed to call Steven’s Home Care for some clarification on some items on the bid.

Wendy moved to approve the playground enhancements along with one piece of new equipment; a 10-spin unit, based on satisfactory answers from Steven’s Home Care. Teak Seconded the motion. It passed unanimously.

Wendy provided the Treasurer report and shared that there is $58,888 in savings and $79,134 in checking. There was discussion about allowing members to work off their annual dues and the consensus was that this was not a preferable alternative. Most agreed that people should be paid for their services, and then pay their assessments directly when they are due each year.

There was discussion about empty lots being used as overflow parking for the neighbors and Wendy agreed to talk to James McDonough about this (DRB member).

There was discussion about the potential future bike path to town and the need for Vern Brock to move forward with the engineering firms to determine first the cost for putting together complete plans, and second the estimated cost of completing such a project. The numbers would then be presented to the membership at the annual meeting for consideration and planning.

Bilaw update; Wendy had not had time to review, so the item was tabled until the next meeting.

Discussion about lot 220 resulted in the board agreeing that it would try to have a mail ballot election to further define the Declarations related to further subdividing this lot. Teak agreed to meet with the attorney to determine the mechanics of such an election. All agreed that it would be a good opportunity to ask the owners to make other bilaw and declaration adjustments to make it easier to do business and elect directors in the future.

There were three bids presented for CPA and bookkeeping services to include bill paying, bank reconciliations and financial statement preparation. One bid was much more expensive than the others, the current CPA firm was in the middle for expense and the final proposal was the least expensive on an hourly basis.

After some discussion about the firms and board members personal experience with several, Teak moved to approve the bid from Novosad and Lyle. Dave seconded the motion. The vote called; Todd, Teak and Dave voted in favor and Georgie and Wendy voted against. The motion passed. Novosad and Lyle will take over the duties after the third quarter; September 30, 2016.

There was discussion about the annual picnic and it was decided that it would be held on September 10th at a specific time to be determined, but early afternoon. Moes will be hired for the food and desserts will be purchased by Wendy from Costco.

There being no further business to discuss, the meeting was adjourned at 7:30 p.m.