

Eby Creek Mesa Homeowners' Association
Annual Meeting Agenda
March 28, 2018

7:02 called to order

Kevin- Mention of DRB board and Rules committee

Mention of accountant- raise in dues was necessary due to reserve study recommendations as well as expected increase in water bill.

Wendy mentioned the bulletin board for park reservations- has hung 2 boards and both were removed without approval. HOA keeps reservations updated on the website to let residents know that the pavilion has been reserved. If a resident reserves the pavilion on a Saturday they are encouraged to post their own flyer.

Quorum count- 27

Dave review of budget- 2018

Reduced accounting expense by \$500

Reduced charitable expense to \$0

Electric increased \$25

Garage sale remains same

HOA picnic reduced to \$1000

Insurance remains the same

Legal remains the same

Misc remains same

Park capital reduced to \$0 after last year's improvements

Park maintenance same

Park repair same

Port-a-Potty increased \$200

Wendy mentioned the board's choice to not include the dumpster as of 2017 because it was abused; residents can dump for free at the landfill. Brush and yard waste chipping will still be included.

Resident question regarding the coding of \$6000 to soccer nets (in the budget). Board confirmed that this was miscoded and was part of the park improvements and additional equipment that was added. Will be fixed with accountant.

Kevin mentioned a few homes under construction. Garbage cans should be put away, no trailers visible. Code enforcement felt that there were too many violations recently so a letter was sent to all residents encourage them to fix violations. If residents don't work to fix violations, the board feels we will need to hire a code enforcement officer. Garbage cans seems to be the biggest violation. As well as parking in the right of way.

Discussion of how to enforce parking- send letters to the residents, etc.

Vern mentioned that the Board looked at bidding out code enforcement about 10 years ago and the cost was \$30k. Resident mentioned the possibility of paying someone \$15 hour. Kevin feels that we may need to go the direction of hiring someone.

Wendy says that trailers don't need to be invisible but should be inconspicuous from general public view.

Kevin- painting maintenance of same color doesn't need to be submitted but changing colors need to be submitted. Deck replacement- send email to DRB describing what the plan is.

Currently the DRB is meeting once per month however if there are a lot of requests they may up that for the spring/summer season.

Discussion of metal roof and if they are allowed. Kevin confirmed that they are allowed. Discussion of if reflective roof are allowed vs. non reflective.

DRB rule of thumb- if you have to ask if you need to send it in, the answer is yes.

No dumpster again this year. Will still do chipping of yard waste. This is part of the REALFire program. This can help lower insurance rates for HOA and residents. Eric Lovegren is the POC for program. Assessment is free and will help reduce fire danger of individual houses.

Discussion of open fire pits- Eric is a proponent of built firepits. HOA has covenants against "open burning." Board is aware that many people have firepits however covenants don't fully prohibit built fire pits.

Subdivision improvements- biggest request has always been recreation path. Board has spent some money to get design and proposal- estimated at \$120k. County plans to repave Eby Creek in next 5 years and Board would like make the project a joint effort with the repaving.

Resident mentioned concern that Vern Brock's construction firm did bid, however bid was significantly less than other bids that were received.

Had been discussion of Grants available for Path however this project doesn't qualify.

Vern made a presentation to the TOE regarding AmericInn, which was approved to be renovated into apartment rentals. Vern feels that the TOE is not in compliance regarding standard safety issues, pedestrian walkways near south side of Eby Creek.

Resident mentioned concern about lack of parking at AmericInn,

Kevin is looking to see what residents feel the next park improvement should be. Board is working on survey to see what residents would prefer. Girl Scouts have presented idea of dog agility course- this option will be included in survey.

One additional dog bag station will be installed on south side of Juniper on open space path.

Wendy mentioned the budget of garage sale advertising. Typically scheduled 2nd weekend in June.

Annual Picnic scheduled for the weekend after Labor Day. Resident mentioned that the River Clean up is the same day, discussion of moving the picnic to Sunday.

Board member terms- 2 positions open- Kevin and Todd. Both reconfirmed for terms.

Next year there will be a new position open if anyone would like to self-nominate.

Resident discussion of speed bumps- There was once a temporary speed bump on lower Mesa and the county assess that the general speed was within limits. Discussion of radar sign but are thought to be ineffective. County generally against speed bumps from a snow plow standpoint. Some residents feel that this issue should be incorporated into the survey. Residents encouraged to reach out to TOE to request police enforcement.

Street line painting on the entrance to Mesa is not wide as is used to be. Suggestion to include a Swiss Mirror at Nielson Gulch & Mesa intersection. Idea was once presented to TOE and they said that if the intersection is so dangerous that it needs a mirror than it should not allow a left turn.

Resident returns to trailer conversation- mentioned for own particular property a fence is not possible but trailer is covered. Resident doesn't feel that the neighborhood looks trashy- proposed that residents may want to change the bylaw to reflect that trailers don't need to be fenced so long as they are covered and maintained. Resident suggested including this in the survey. Kevin mentioned that the trailer doesn't need to be invisible but can't be in plain view. Feels that the neighborhood doesn't look "trashy" because the covenants have been enforced. Kevin doesn't feel that this would pass if taken to a vote. Wendy mentioned that this would take 100 signatures. Todd mentioned that at the last "trailer round-up" there were 3 pages of violations. General consensus from Board and other attendees that this would be a slippery slope and not interested in taking to a vote. Resident was invited to go on a "trailer round-up" to see the number of violations that already exist.

Wendy mentioned that the trailer round-up will be occurring again soon and that this typically takes 2 hours to document everything even prior to contacting the owners. Board will determine if there is an improvement based on the letter that was sent to all owners and if it is necessary to hire a code enforcement officer.

Resident question requirements of posting house numbers. County requires numbers to be posted to get occupancy certificate, however after that it is up to the resident to maintain.

Pete Denise questions the lighting requirements. Many of the houses in violation are older. Wendy mentioned that most of the lighting violations were due to Christmas Lights. Regarding the house lighting, no one is grandfathered in so age is not a factor in whether or not it is a violation.

Resident mentioned that Christmas lights have been placed have been placed on trees in the open space.

Resident asked about rules regarding drones- which there is none enforced by HOA.

Resident asked what the outcome would be if the next trailer round-up doesn't go well- board has authority to hire enforcement officer. Board would then be required to balance the budget.

Wendy mentioned the dues have not been raised in 10 years and based on the reserve study the raise in dues was justified. Reserve study states that Board should hold \$200k in reserves.

Board doesn't think that a raise in dues would be needed to cover hiring a covenant enforcement officer, if deemed essential.

Next Board meeting scheduled for May 23

8:10 Adjourned