

Almond Glen HOA Board Meeting
Date: March 1st, 2017 (1st Quarter 2017)
Time: 7:00– 8:30PM

BOARD MEMBERS	PRESENT
Robert Smith	YES
Virginia Pough	YES
Syd McIntyre	YES
Chanda Swartz	YES
Paul Schellberg	NO (Excused)

Guests present – Brigida Desserre (Landscaping)

Presidents Report to Board – Rob Smith

- Nothing major to report. Pool operations for coming year on track. Pool committee is working to open the pool sooner and close later. Townhome maintenance plans in the works for 2017. President will work to find volunteers from the Townhomes who would like to suggest where spending should be directed.
- Presidents plans to move more documents (minutes, spending, etc.) to the almondglenhoa.com website are still in the works. Personal time constraints are the primary delay.
- Still working with multiple families to clean up delinquent dues and avoid collections, fees, foreclosures.
- Multiple requests from members and board members to increase inspections and enforcement of the CC&Rs as spring begins. Most homes are either fully within compliance or very close with only minor issues. Some homes are regular offenders who will probably require lawsuits to force compliance. Suggest 2017-2018 board review compliance in late 2017 to consider an increase the legal budget to cover use of lawyer to gain compliance. This suggestion is based on complaints and demands from membership. President suggests board work through the summer of 2017 to gain voluntary compliance without the use of lawyers to try and avoid legal battles with members.
- Lawsuit update – Settlement agreement is reached: Properties on Kilchurn will be demolished and the land scraped. Dues for the properties will be suspended once properties are turned over to the HOA. HOA will accept properties once land is scraped and cleared. Land will become common ground. Future board should seek guidance in finding a private developer to purchase the land and build new homes once the land has been properly compacted. DUES WERE SUSPENDED IN JAN 2017.

Treasurers Report - Syd

- Last years budget was very close compared to spending. Most expenses were either very tight or slightly over.
- Several homes are in collections or the beginning of foreclosure.
- \$40,000 of reserves is slated to be used this year for Townhome upkeep/repairs and entry upkeep/repairs. President should seek volunteers to give input on needs of the townhomes. Landscape committee should assess needs for entries.
- Looking into moving about \$20,000 to reserves from the operating budget to cover underfunding from previous year (adjustments to reserve funding from 2016 to cover electric overruns)
- Electric costs still higher than originally estimated due to more lights before final phases and increased pool usage (longer seasons)

Landscaping Report - Brigida

- About \$3300 of \$4000 budget for new projects remains available
- Current projects include bush/plant replacements
- Lighting issues at both entrances are still a problem. Issues will require an electrician. Syd has suggested some of the costs be covered by reserves.

Townhome Report – Rob Smith

- Several doors have been replaced with maintenance free options as they have rotted out.
- Still no townhome committee or volunteers. President is still trying to handle townhome issues on a case by case basis.
- Pressure wash was completed in October 2016. Suggest buildings be checked and painted/repared in Fall of 2017.

Pool Report – Rob Smith

- Jeannine Still heading up pool committee.
- Contract approved by committee for board review. (Motions presented)
- Request doors have automatic locks placed on them. Doors are currently locked in the evening by attendants and unlocked in the morning by volunteers. Several times in the past we have had volunteers out of town and the doors remained locked until a board member could respond to open them. Doors are locked to avoid illegal activity after hours and discourage vandals. (Motion presented)
- Request additional camera to cover parking lot and the second gate. Pool company has left the gate unlocked several times. Afterhours activity in the parking lot concerning some residents. (Motion presented)

Meeting adjourned at 8:30pm

Motions –

Motion by Rob Smith at the request of the pool committee to increase the pool operating budget to \$17,500 to cover increased contract costs. (MOTION FAILED)

Motion by Rob Smith to approve a contract with Aquatech for \$14,000 (MOTION PASSED)

Motion by Rob Smith at the request of the pool committee to approve spending for RFP Technologies estimate to add automatic locks to the bathroom doors at the pool with an estimated cost of \$1627.04. (MOTION PASSED)

Motion by Rob Smith to approve spending for RFP Technologies estimate to add an additional camera at the pool to cover the entrance to the parking lot and extra gate with an estimated cost of \$438.92.

MOTION TABLED BY ROB SMITH UNTIL AFTER JULY 2017 ANNUAL MEETING TO PRESERVE POOL BUDGET FOR OTHER PROJECTS