

Meeting – 10/21/15

Attending;

Carol Herrick, Dan Lisogurski, Elizabeth Fisher

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When a property changes hands the title company sends a survey, HOA charges a transfer fee

Suggestion is that this transfer fee be raised from \$125.00 to \$250.00. (This fee has not been changed since before 2007)

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Gutter Cleaner – trying to find another – in the past they've been cleaned 2 x year

Quotes so far \$1700.00 - \$2000.00 (there is a man coming on 10/22 to give another estimate)

Suggestions for a handy man type guy? Should be licensed and insured – this person may be able to do the gutters for a lesser fee

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Attorney Stan, about modifying / amending the by-laws re: shall the HOA force the owner of unit\_\_

Has to do with the HOA being responsible for modifications made by homeowners to the unit such as swamp cooler, etc.

Are the small units paying the right HOA fees? (Equal share of general open expenses then proportion of exterior maintenance of units....if dues go up a letter will have to be sent to owners.

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Roof assessment, small units pay less? – Roofer will quote each building, large units and small units

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Annual meeting – December –discussion - will check into location for this. Possibly 3 am on a Sunday –

**Decision was made December 10, Thursday evening 6 pm snacks, 6:30 meeting, at Elizabeth's (HOA will pay for Harry to be boarded for this evening)**

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Discussion about Brielle's divider that was pulled away from the wall, did the divider break the deck – Brielle will need to talk to Todd, Elizabeth is staying out of this

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Discussed siding – it will be in the future, after roof replacement

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Roof and Gutter guys – detailed estimate, 3 buildings \$6660.00 to repair 3 buildings. Said roofs have 5-7 years of life – pipe will be replaced (previous guy caulked around pipes)

The suggestion is that things should be fixed if they need to be fixed

\$13,000.00 in the bank now. It's not heavy storm time, we can wait a bit, start budgeting for down the road. (The fact that we've been told the roofs have 5-7 years left does not mean that nothing will happen to the roofs.) It is the landlord and tenants responsibility to check for leaks and such.

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This year's budget reviewed – won't save much this year

Some new owners ask about HOA reserve account – we don't have a reserve account

By end of year Elizabeth estimates \$16,000.00 in bank

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Discussed irrigation

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Budget, next years –

5% increase - \$9,600.00 in reserves

10% increase - \$12,400.00 in reserves

15% increase - \$15,000.00 in reserves

May ask for 2 separate votes, 10% and 15%, in order to save money for the roofs

This is the first year we've been over budget (roof repair, etc and insurance was more expensive)

It was brought up "the point is, things will keep happening" "we are assessing what takes priority"

Roofs were last replaced in 1997

Elizabeth will send a letter out, summarize the condition of the roofs, offer options to increase dues OR special assessment.

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Suggestion for website: FAQ page (example for this page: what is HOA responsible for, what is owner responsible for)

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One final item was brought up – Juniper removal