

Apple Ridge Subdivision HOA
Annual General Membership Meeting
Saturday April 9, 2016

9:35 – meeting called to order, delivery of proxies, review of proxies

President suggested collection of the residents' emails to better distribute information to homeowners, but is voluntary due to privacy issues.

Quorum established - 25 total home: 13 present and signed in, 3 homeowners signed proxy (2 Treasurer and 1 Vice-president), 3 residents arrived late

Introductions of board and homeowners

9:41 – financial status and reports – Treasurer

- Income statement – 24 out of 25 homes are current
 - One home was for sale and closed after the first of the year, those dues will be paid later in the year.
- Question on insurance payment from resident 7058 – question on board insurance versus member insurance.
- Resident 7041 explained the need for insurance is to not have to raise HOA dues incase of a lawsuit.
- Treasurer explained the bank change from Peoples to UMB in Security.
 - The Patriot Act has caused problems in opening the account because original documents from the HOA needs to be provided and are difficult to located after 10 years.
- Treasurer explained the withdrawal of the CD from Peoples to UMB; the CDs mature at different times so the process is going to take time.
- Resident 7053 and 7041 asked to look into the Navy Federal Credit to see if the the HOA would qualify since there are several service members in the community. The treasurer said he would look into it.
- Treasurer explained the different CDs and the history of the money in the account. \$10,000 was from when the HOA took control of the finances and roughly \$5,000 have been saved over time.
- Treasurer outlined the expenses and incomes from the year. No questions from residents.
- The board discussed changing the HOA dues for the upcoming year. Board agreed to suggest keeping dues at \$200.
- Treasurer reviewed the proposed budget, based off the \$200 HOA dues; forgot to add the registration fee of \$10.
- Resident 7048 asked about the usage of stamps when we live in the neighborhood. Discussion about dropping that expense and hand delivering.

10:03 – budget was approved by quorum.

10:05 – discussion on the road construction around the area – changes to Marksheffel and Mesa Ridge Parkway. Resident 7048, 7073 and 7057 shared information they know about the projects.

10:07 – discussion on due date for the HOA payment, motion to set the date of June 1, 2016 – motion passes unanimously.

10:08 – Vice-president discussed architectural controls

- Report on activities:
 - Fence committee – the vote passed 20-4. The wording of the by-laws is currently being changed and emails are requested to send out the new by-laws electronically versus making copies.
 - 2 fences have up installed based off the new by-laws.
- President explained where to find HOA information on the website.
- Sink hole at the front of the community
 - Board wants to draft a letter to the city about fixing the sink hole. The city is claiming it is a draining issue caused by a homeowner. Board is going to pursue the city to address the issue.
- Resident 7058 asked if the city is responsible for the sidewalks. As discussed at the 2015 meeting, the homeowner is responsible for the sidewalks.
 - Vice-president reminded the community it was previously discussed to join together to lower the cost to replace damaged sidewalks.
 - TS suggested to form committee to address the issue.
 - Residents 7130, 7129, 7065, 7058 and 7073 volunteered to be on the committee and resident 7073 offered to chair the committee.
- Resident 7097 asked about the city plowing in the neighborhood, she called the city and there was no response. Very little response from the city to plow the roads.
- Resident 7097 asked about speed limit in the loop. Legally 25, but some homeowners feel this is too fast.
 - Resident 7057 says to lower the speed limit would be a difficult task and it would be better to remind people to go slow in the neighborhood due to the increase in kids in the neighborhood.

10:23 – HOA survey results

- Resident 7065 coordinated the survey and describe the results.
 - Major issues include:
 - Resident 7065 discuss creating a board to mediate complaints or violations as opposed to a single person addressing the issues.
 - The vice-president responded this a good idea, but the board is still responsible to uphold by-laws
 - Resident 7065 suggested to create major violations versus minor violations.

- Resident 7041 and 7130 discuss being sensitive to requirements from by-laws with service providers (satellites) due to limited/unreliable services in the area.
- Resident 7065 would like to see the board become less formal and more neighborly in addressing issues.
- Resident 7058 used Kellin to get internet services, but does have a visible antenna.
- Resident 7065 would like to have approvals communicated better to residents.
- Resident 7097 asked about deadlines to better follow up on issues because the past couple years the discussions have been very open ended with little follow through.
- President and Vice-president discussed being deliberate in the process, and will put this on the next board meeting.

10:40 – City Councilman Sam Gieck discussed the golf course

- Spoke to the new “owner” of the golf course and the re-opening of the course is in the works. The property is still under contract, but not officially purchased.
- Water is no longer an issue, the city has addressed this issue.
- The road issues will be addressed.
- There are plans of: +55 community homes, clubhouse to become a rec center, 56 lots in the middle of the golf course.
- Resident 7057 asked about the original plans versus the “Morley” plan.
- Current homes should not have a change in mil levy; the newly developed homes will have an increase in the mil levy.
- Plans include: driving range, putting green, parking lot, no patio homes, no multi-person home.
- Resident 7130 asked about deadlines.
 - Hopefully within the next two years.
- Resident 7097 asked about the development north of the community.
 - That is not part of the city and not part of the golf course development.
- The road configuration will change with the developments in the golf course.

10:54 – Neighborhood Watch

- Resident 7065 asked the city for a crime analysis, but was not responded back to. He suggested an email listing to communicate better as neighbors.
- Resident 7073 talked to police chief and very little has been reported in the neighborhood or surrounding area.
- Some residents concerned about golf course being vacant and people breaking in.

10:59 – Community Interest Discussion

- Status of home ownership
- Community BBQ – volunteers to coordinate
 - Resident 7057 suggested a community garage sale with BBQ after

- Many like the idea, suggested mid-late July
- Resident 7073 and 7058 volunteer to coordinate

11:03 – Agenda items submitted to HOA

- Snow shoveling
 - Suggestions: paying a company, using neighbors
 - Paying a company – pros: convenient for residents, cons: costly because have to pay even when we don't use them.
 - Using neighbors with snow blowers– pros: few major snow storms, cost effective, cons: expensive equipment purchased by an individual
- Message board
 - Use the mailboxes to display community information
 - Board will look into this at the next board meeting.
- Animal control
 - Cats are increasing outside; concerns of feral cats moving into the area. Pet versus wild cats can be hard to tell.
 - Dogs – leash law
- Resident 7073 suggested Kellin.com as an option for better internet service for \$69 monthly.
- Resident 7058 saw a news article on RV's and people living in them; there will be requirement to obtain a permit.
- Resident 7097 suggested more meetings to better communicate information, asked about how often the board meetings and to send out an email when the board meets.
 - Board agreed to increase the communication with residents.

11:18 – board elections

- Nominations for Vice-president: Resident 7057 nominated current vice-president and resident 7073 seconded.
- All approved.
- Resident 7073 requested all board members remain the same from the previous year to save on time.
- All approved.

11:20 – meeting adjourned

Approved: Thomas P. Swaim, President