

# **Hill Pond on Spring Creek (Wallenberg Dr.) HOA Board of Directors**

## **Meeting Minutes**

**Monday, April 12, 2018 – at 1825 Wallenberg Drive**  
**Chaired by Mary Catherine Murphy – current HOA President**

### **Quorum Established & Meeting Called to Order**

Meeting was called to order by President Mary Catherine Murphy

Board Members Present: Mary Catherine Murphy, Rick Hoffman, Carrie Eagan, Sam Cooper,  
Lee Cooper, Julie Savidge

Other HOA Members Present: Dave Dornan, Tom Trout

### **Approval of Minutes**

Minutes from the April 4, 2018 HOA meeting were approved.

### **Reports of Committees/Officers**

Julie Savidge reported that she has asked Attorney Melissa Garcia from HindmanSanchez P.C. Community Association Law Firm to give us a quote of her expected costs for amending our Covenants including verification of who receives a ballot in terms of 1<sup>st</sup> mortgagees. Melissa will deliver this to Julie.

### **Old Business (Completed during interim since last meeting or discussed on this date)**

- 1) The matter of increase in compensation for Bonnie Helgeson was discussed. Carrie Eagan reported that Bonnie was requesting her yearly compensation be raised to \$750. She was also requesting an additional \$200 compensation for this past year's increased time & service. The Board agreed that this is reasonable compensation for her service. Carrie Eagan made a motion to raise Bonnie Helgeson's annual compensation to \$750 as well as to add \$200 to her compensation for the past year. Lee Cooper seconded the motion. The motion passed by a 5/5 vote.
- 2) Julie Savidge asked for clarification on what the Board desires the signs designating HOA common property to say. Wording was agreed upon; "Private property. No trespassing. HPoSC Association members only." Julie will get a quote for 4-5 signs
- 3) Bill Cofer (State Farm Insurance) had responded back to Mary Catherine regarding liability insurance coverage of non-Board members who do work in common spaces (eg. Picking up broken limbs, weed whacking, mowing area near mailboxes). He said the HOA liability policy extends to members on committees doing activities for the HOA that is not part of their own personal business activity. These members can be volunteers or be paid a small amount for their services. Also, a homeowner would be covered by his own homeowner's liability policy as long as he is not being paid at all for his services.

Carrie Eagan made a motion to form a "Neighborhood Beautification Committee" and appoint Gary Auld & Rick Hoffman to this committee for mowing of common area and minor landscape maintenance around our mailboxes. Mary Catherine seconded the motion. It was passed by a 5/5 vote. Rick Hoffman accepted the appointment; we need to check with Gary Auld to see if he accepts the appointment. Rick will follow up with Gary on this as well as find out the specific tasks Gary performs besides mowing (fertilizing, weed control.)

- 4) Discussion of Bonnie Helgeson's role in relation to liability insurance was also discussed. Because she is not an HOA member, she would not be covered by our liability insurance. Carrie Eagan agreed to communicate our findings to her so that if she desires insurance, she can procure that on her own.
- 5) Also, the delineation between financial responsibilities of Tom Trout as Treasure and Bonnie Helgeson as Book-keeper have been established. Bonnie does all the collection of dues, depositing of those in the

bank, & writing checks for bills or member reimbursement needs. Bonnie also notifies Tom of any financial actions she takes via email. Tom writes any checks that need to be made out to Bonnie, and prepares the annual Treasurer's report from information Bonnie provides. Tom agreed to remain in his current role in the future under the supervision of a Treasurer on the Board next year. (Revisions to the By-laws, if accepted by the HOA members require the Treasurer to be a Board member.)

- 6) By-law revisions were re-visited, discussed, & clarified after some comments/suggestions by Rick, Dave, & Attorney Pete Dauster in the past week. The Board agreed on the final details & Dave Dornan will pass these along to Pete Dauster for a final version to be disseminated to HOA members for review prior to our Annual Meeting.

### **New Business**

- 1) Tom Trout gave a report on this past fiscal year's income & expenses. As of now, the HOA has \$8120 in its account, though there are still some legal fees to Pete Dauster which have not yet been paid. The need for a separate Reserve Fund as required by the newly adopted RGPs was also mentioned.

Tom raised the question of whether it may be wise to change the managing of the budget (currently on the calendar year) to match our HOA yearly meeting. Currently, it is rather awkward (and probably not legal) to have the yearly proposed budget announced at the Annual Member Meeting 5 months after it has already been in place. Dave Dornan also informed the Board of House Bill 18-1342 which, if passed, will give pre-CCIOA associations such as ours the right to veto a proposed budget presented by their Board. If this passes, it will go into effect July 1<sup>st</sup> of this year.

The Board discussed this at length and agreed that it makes more sense to have the annual budget & fiscal year go from June 1 to May 31. This will require some adjustments this year to annual dues collection & our contract with the trash removal service in order to change this over. Tom Trout & Carrie Eagan will discuss this with Bonnie Helgeson & figure out how best to make this work.

- 2) Tom Trout also presented a possible budget for next year. The Board discussed that we are looking ahead to the need for increased compensation to Bonnie Helgeson; legal fees likely needed to update our Covenants in order to get them in compliance with State law, the RGP's, & our By-laws; the likely need to trim &/or remove trees in our common space in the near future; as well as possible need to address pond bank erosion at some point in the future. Noting that our annual HOA dues have remained the same since 1986, while the cost of living has increased every year, it was agreed that an increase in fees is needed to keep our HOA financially stable. After lengthy discussion, Mary Catherine made a motion to increase our annual dues to \$150 per year. Lee Cooper seconded the motion. It passed by a 5/5 vote.
- 3) The agenda for our May 23<sup>rd</sup> Annual Member meeting was discussed & prepared. This will be mailed out to Members at least 30 days before the meeting along with a proxy form for those unable to attend. Members will also be given email notification of the same along with a copy of the proposed amendments to the By-laws. Members will be given opportunity to give feedback & ask questions on these amendments prior to a vote on them at the May Annual Meeting.

### **Future Plans**

Annual Member Meeting at Spring Creek Gardens on May 23<sup>rd</sup> at 6pm.

### **Adjournment**

It was moved (Carrie Eagan), seconded (Julie Savidge), & passed by 5/5 vote to adjourn the meeting.