

Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes
Monday, August 27, 2018 at 1804 Wallenberg Drive

Quorum Established and Meeting Called to Order

The meeting was called to order by President Rick Hoffman.

Board members present: Rick Hoffman, Julie Savidge, Diane Crews, Doug Hinerfeld, and Dick Thomas

Other HOA members present: Gary Auld, Chas Brandt, and Fini Thomas

Approval of Minutes

A motion was made by Rick Hoffman and seconded by Doug Hinerfeld to approve the minutes of the June 11, 2018, HOA Board meeting. The minutes were approved unanimously.

New Business

Rick Hoffman stated that the main item on the Board's agenda for the 2018-19 year will be a **revision of the Covenants**. During a general discussion, it was agreed that it would probably be most useful for the HOA attorney Pete Dauster to provide parameters as a starting point and that state requirements should be included. Rick is going to check with Carrie Eagan and/or Dave Dornan to see if they have an e-mail from the attorney that spoke to the issue of Covenants. Rick will discuss this matter with the Covenants Advisory Committee and together the Committee will decide how best to proceed.

Rick Hoffman nominated HOA members Marshall Frasier, Dan Ganster, Ann Hunt, and Al Lamborn to serve on the Covenant Revision Committee and Julie Savidge seconded the nomination, which was approved unanimously. Rick will serve on this committee as the Board's representative.

It was agreed that the Committee will prepare minutes in order to keep the Board apprised of what transpires at the Committee meetings. The minutes will be made available to the membership via the HOA website. The Committee will provide its recommendations to the Board, which will then make the final recommendations to the HOA membership.

A concern was raised about covenants that are not currently being followed, how the violations will be impacted by the covenant review process, and what the policy should be dealing with these violations at the present time. The Board agreed to revisit this issue at the next meeting.

Old Business

Julie Savidge gave an update on the **no trespassing signs** that will be posted at key access points to the common area. This action is being done in response to recommendations by the HOA insurance agent to avoid potential liability issues. Possible locations where the signs will be posted include: 1) west end of common area behind the Winne property, 2) on the north side of the creek at the concrete structure behind the Cooper/Dunn properties, 3) next to the mailbox between the Auld and Savidge/Seibert properties, and 4) east end of common area near spillway behind the Smith property.

Julie gave examples of signs with varying sizes, colors and wording. The Board favored a sign that is approximately 12" x 14" in black and white with the words "Private Property" and "No Trespassing." Julie said that she would do some further research into what is available. Rick will contact the city and make sure there are no code compliance issues for posting signs. Rick will also try to find out more about who owns the concrete structure behind the Cooper/Dunn properties.

Rick Hoffman asked for a clarification on the required signatures and certification of the **amended bylaws** and it was agreed that the signatures of previous Board are the appropriate ones. Rick Hoffman reported that according to the HOA attorney, the signatures do not need to be notarized.

There was a discussion regarding **deleting outdated material on the HOA website** and **adding updated and new material** including the amended bylaws and responsible governing policies. Rick Hoffman said he would check with Sam Cooper to see if he is still willing to help with updating the website. It was suggested that rather than deleting outdated material that it should be archived if possible for future reference. Diane Crews will contact Neighborhood Link to find out who is the administrator of the website.

In order to formalize the **Finance Committee**, as required in the bylaws, Rick Hoffman nominated Tom Trout and Marshall Frasier to serve. Diane Crews seconded the nomination which was approved unanimously.

Adjournment

Julie Savidge moved and Doug Hinerfeld seconded a motion to adjourn; the motion passed unanimously.