

Hill Pond on Spring Creek HOA Board of Directors Meeting Minutes

Thursday, February 13, 2020 at 1836 Wallenberg Drive

- Quorum established and meeting called to order by Dave Dornan
- Board members present: Tom Noel, Dan Ganster, Dave Dornan, Larry Paroz, Garry Auld
- Garry A. moved to approve minutes of the January 15, 2020 and the February 5, 2020 meetings, Tom N. seconded, motion carried

Election of Officers:

- Dave Dornan stepped down as president.
- Tom Noel volunteered for secretary. Larry Paroz moved to appoint Tom N. as secretary, Dan Ganster seconded, motion carried, and Tom Noel appointed secretary. Meeting proceeded with Dave leading discussion until new officers were elected.

Overview of Board work to come in this year:

1) Discussion of specific procedures for reviewal of Covenants Committee recommendations

-Discussed the procedure of returning paper ballots and ensuring that the ballots are returned directly to the attorney

-Discussion of 3rd party to find and contact 1st mortgagees

2) Rules and Regulations discussion

-Discussed distinction between Rules and Regulations and Covenants

3) Enforcement of Covenants, Rules and Regulations

-Until new Covenants are adopted, discussion of our need and/or responsibility to enforce

-Consideration of enforcement if new Covenants are approved and discussion thereof

4) Common Area

-Discussion of reserve study and timeliness with regard to requirements and the Board's other pressing decisions

5) Financial needs for the year

6) Administrative

-10 of 41 people have not responded to master roster request

-Covenants vote will be affected by absence on roster

-Discussion of HOA website and its deficiencies

7) Discussion of possibility of hiring a management company

8) Social

- Discussion of block party, movie night, etc.

Election of Officers

- Motion by Tom Noel to elect president by lot, seconded by Dan Ganster. Motion approved. Cards drawn for office of president. Garry Auld drew high card and was elected by lot. None voting against.
- Dan Ganster self-nominated for vice-president. Larry Paroz seconded. Dan Ganster elected by unanimous vote.
- Larry Paroz elected unanimously as treasurer.

Old Business:

What to do about the ash trees in the common area?

- We still don't know who the trees belong to, HOA or homeowner
- Motion made by Dan Ganster to not treat at this point. Seconded by Dave Dornan. Motion passed without opposition.
- Discussion about other trees that will certainly be needing attention, including a very large cottonwood which may be HOA owned.
- Motion made by Dan Ganster and seconded by Garry Auld that board will contact affected owners near ash trees on the HOA/homeowner boundary (near the pond) and offer them the opportunity to voluntarily pay for treatment of ash trees for emerald ash borer and/or lilac ash borer. Further, if the homeowner chooses to adopt the tree and treat it, they would assume no long-term commitment to the HOA to treat the tree. None opposed, motion passed.
- Garry, Larry, and Dan are will contact owners to offer the above.

New Business:

- Board members reviewed and signed amended Bylaws, following the will of the quorum at the HOA annual meeting.
- Covenants revision discussion regarding enforcement, safety, and reasonableness. How will the board proceed, wanting to acknowledge the great volunteer contribution of the committee, while putting forth a Covenants document that is reasonable and enforceable. How will the board ensure transparency and input for membership? How will Rules and Regulations develop from the Covenants?

Next meeting is scheduled for February 27, 5:30 pm, with the main goal of reviewing the Covenant Committee's recommendations, and subsequently creating a survey for membership. Motion to adjourn by Dan Ganster, seconded by Tom Noel. Motion passed.