

Hill Pond on Spring Creek HOA Annual Meeting via Zoom
February 24, 2021, 6-8pm

Quorum established.

Meeting called to order by Garry Auld.

Votes for new HOA Board members:

Tom Trout approved.

Dave Taylor approved.

- 1) Treasurer's report was given by Larry Paroz. Larry gave the news regarding the 2021 budget and the dues for 2021.

- 2) Covenants Revision

Dave Dornan reported on the Covenants revision progress. Dave related the history of the revision process and gave the news that the process is not completed and will need to be continued. Members asked questions and gave comments. The rationale for the revision was revisited – that the covenants need revision to limit liability for the Board and the HOA. Garry Auld stated that we are far from a vote on covenants at this point. We are currently awaiting a report from our attorney, Pete Dauster.

- 3) Common Area Discussion

Garry led discussion about the need to pay attention to the ash trees that will likely need to be tended or removed in the future. Others discussed noxious weeds, fire hazards, and possible HOA sponsored cleanup of the area.

- 4) Blue Ocean Information

Rick Hoffman updated us on the plans for the large parcel of land to the west of our neighborhood. The developer of this property is willing to work with the neighborhood. Plans are to break ground in October. One main issue is a current plan by the city to add a pedestrian bridge further to the southeast on Wallenberg, roughly across from the cul-de-sac. The HOA owns the corner by the current pedestrian bridge. The new development in the Blue Ocean land is meant to be upscale multifamily development, not meant for students. They have communicated that they will have a transition zone to gradually increase building heights from our neighborhood as the development moves west.

Dave Dornan thanked Garry Auld for his leadership and thanked the Board for working together.

Motion to adjourn from Dan Ganster. Seconded by another member of the HOA. Motion passed.