

Hillpond on Spring Creek HOA

Board Meeting Minutes

January 3, 2022

President Auld called the meeting to order at 7:00 PM at Dave Taylor's. All Board members (Garry Auld, Larry Paroz, David Taylor, Dan Ganster, and Tom Trout) were in attendance. Minutes of the Aug 8 meeting were approved.

Between-meeting Actions

Garry Auld requested approval of his new roof shingles and solar panels. Dick Thomas requested approval of his new siding. The Board, acting as the Architectural Committee, approved both applications via Email votes.

The Board plus Dave Dornan and Rick Hoffman met in a work session in November to discuss revision of the Covenants. At the work session, it was decided to send the draft Covenants to all Members to solicit comments, suggestions, and questions,

OLD BUSINESS

Garry reported that he had received several comments on the draft Covenants from members. After Board discussion, it was decided that Garry would remind members of the deadline for comments and would compile all comments and send them out to members. The Board and Covenants committee would then respond to the comments and make appropriate revisions to the draft Covenants. After review by the HOA lawyer (Dauster), a final version of the Covenants would be created with the goal of presenting the revised Covenants to the members and the Annual Meeting in February. Members will then have 30 days to vote in writing for approval or disapproval. Two-thirds of Members and 100% of mortgage holders must approve the Covenants for adoption.

NEW BUSINESS

Larry Paroz, treasurer, presented the income and expenses for 2021 and a draft 2022 annual Budget. Net Income for the year was \$2670, although all legal work on the Covenants provided in 2021 had not yet been invoiced. It was decided that

member dues would remain \$170 per year. The end-of-year balance in the HOA account (reserve fund) is \$14,033. The Board approved 2022 budget will be sent to members 30 days before the Annual Meeting.

Garry, Dan, and Larry are scheduled to end their 2-year board membership after the Annual Meeting. The Johnson (1841) and Lamborn (1932) homes have accepted nomination to the 2022/23 board. At least one more nomination is being sought.

The Board discussed the agenda for the annual meeting, which will be distributed to Members before the meeting. The Annual Meeting will be February 17 at 7:00 at the Senior Center.

The HOA Board meeting was adjourned at 8:30.

Tom Trout, Secretary