

Meeting Notes: updated with notes.

April 16, 24 6:00pm to 7:42pm

Present: Dave Matheson, Russell Nielson, Dustin Rodgers, Raelyn Tyhsen,
HOA homeowners, Cristina Loken, Stephanie Stevers,

Review: financial for 1st QRT, received all bank statements and financial reports. Tax return files. 1120 federal return was filed.

No payment was required for taxes.

Special assessment : Collected about 1/2 for the road repair. Audited the accounts 8% haven't paid anything. December 31 cut off. Interest bearing account that is not spent for anything but the road repair.

Account status: good shape with dues and delinquent accounts. Association is current. Net income for regular monthly bills, just over 20k.

Insurance: Increased in 2024, 30% increase for the operating year. 8 month will be split in equal payments.

Stephanie Stevers issues:

1. Communication within homeowners, website, email corrections need to be verified.
2. Maint: sprinklers in 4513 Bella Verde, back yard. Any modifications done in the back yards could be problematic for the HOA association.

IAN:

Sprinkler time

Repair on 4513 Bella Verde

Cap sprinklers 834 Arcadia green, verify with Ian,

Lights:

Steve Ball: outside lights

Landscaping:

Stump grinding bid. (As of May 3rd, grinder is too big to fit into back yard, was assuming would fit, suggesting to 'hatch' out the stump and roots to prevent damage to sprinklers)

Fence bids for the vinyl repair around full complex ~ South side, North side fence,

Siding repairs.

Rain Gutter front repair 4513 Bella Verde

Eric Thompson

Talk with Property Manager about trees to be cut back.

Mailing list verifying with emails

Cristina and Stephanie to help with communication.

Welcome Letter, welcome community. Voted and Motion has passed .

Tow company, new signs, drive by at night.