

Hunter Creek Board Meeting
April 15, 2019

Board Members present:

Margaret Arnett, Laura Dickson, Judy Dietz, Susan Lind

Management present:

Kay Jones

5:31 Meeting called to order

Home owners present: Brent Hebert, 4680 #8
Joe Constancia, 4674 #8

Homeowners Forum:

- 4650 #8: Homeowner requesting that dumpster lids be left open as they are difficult to lift.
 - Western disposal instructs the drivers to close them to deter wildlife from getting in
 - A board member suggests that we replace the one large trash bin with 2 of the small bins similar to the current recycling bins. This would allow for the lids to open in another direction and would make them easier to open.
 - Kay will enquire about the cost and square footage for the suggested replacement.
- Joe Constancia reports a holly bush that is encroaching into his patio area.
 - Additional reports of the maintenance people blowing dirt and debris into the lower unit patio areas when using blowers.
 - We need to schedule walkthrough with the Landscaping company to ensure they replace any plants that were planted last year and have died.
- Brent Hebert inquired about whether or not Chimaree will inform the HOA of the chimney inspections and cleanings.
 - Reports from multiple people present that Chimaree told them there was build up in the chimneys even though the chimneys have not been used.
 - There is disagreement as to when the chimneys were last required to be inspected.
- A board member that has recently attended a home show has provided Brent Hebert with information regarding a radon mitigation company. She inquired as to whether or not he has contacted them. He has not as of yet.

March minutes: A motion was made to accept the March minutes. The motion was seconded and it passed unanimously.

Budget review:

- Landscaping maintenance continues to be high due to change in how the payments are made. This year we are paying in 12 installments instead of the 10 payments that were made in previous years. This will work out by the end of the year.
- Landscaping Trees/Pest/Fert is high due to necessary treatments
- Maintenance Plumbing is high due to work that was done in 2018 but not invoiced to us until this year.

- Clubhouse cleaning is high as we had not been receiving the invoices that for some reason were ending up in junk mail. Therefore we have paid multiple months in arrears.
- Maintenance Clubhouse expense for backed up drain for which we need to call a plumber.

Manager's Report:

- A second chimney cleaning reminder was sent to homeowners by email on 4/3/19. Those units for which we do not have an email address were sent and 2nd notice by mail.
- 4654 #4 reported a chimney cap the fell off the roof and was sitting on a rock in front of the entrance. Chimaree will repair this when they are out to do the inspections.
- Highland Maintenance:
 - 4660 #6 requires balcony railing repair. The work will be scheduled in April.
 - The Roof check has not yet been completed due to weather. Will schedule this at the end of April to avoid the expected high winds that usually occur this month.
 - The grounds and breezeways on the East side are scheduled to be cleaned this month.
 - Notices will be posted when this is complete
 - The Clubhouse A/C and furnace filters will be replaced this month
 - Ice Melt buckets will be removed this month and the grill will be checked. The propane tank for the grill will be filled.
 - Cleaning of the drains in the stairwells and ground level patios will be cleaned in May.
 - This item has been moved to May in the Annual Checklist.
- Board of Directors education session with Winzenbug, Leff, Purvis & Payne is scheduled for 4/29/19 at 5:30pm.
- Kay had inquired with Sierra Landscaping regarding Rain Barrels. Sierra would set them up for us for a fee, but do not recommend them as the water collected is not easily used for a community like ours. We would also need to have a volunteer to take responsibility for monitoring and cleaning them.
 - Board members express their disappointment with this answer.
 - Agreed to not move forward with Rain Barrels at this time.
- The resident (tenant) that has been taking care of filling the doggy bag stations will be moving away on June 1st. Joe Constancia kindly volunteers to take over this project. Kay will get him a key for the maintenance shed where the bags are kept.
- Attorney opinion regarding the fitness equipment (weights) that was left by a previous homeowner when they moved away.
 - It is the attorney's opinion that the equipment can be considered a donation, but should be given back if the homeowner requests it.
 - There is remaining concern regarding liability if someone is injured by the donated equipment. Kay will ask the attorney about this.
 - Suggestion made to put up signage stating use at your own risk.

New Business

- Critter Control has completed an onsite evaluation and have identified eleven flicker holes in need of repair.
 - A board member states that she is able to see at least 9 holes on her building alone.
 - We have not budgeted any monies for these repairs, but are not using budgeted money for garbage enclosure repair and tree placement so we can use that money for these repairs.

- Board member agrees to meet with Critter Control and do a walk through with them to look for additional repairs needed.
- Discussion regarding what we can do to mitigate the damage. Multiple people present state that will look for ideas.
 - Is there a wood treatment product
 - Are there devices (owls) that would deter the flickers
 - Can Rhinoshield give us any advice
- A motion was made to accept the proposal from Critter Control for repairs. The motion was seconded and passed unanimously.
- Reviewed proposals from Brown Brothers and Superior Aggregates for the necessary concrete repair.
 - A motion was made to accept the proposal from Superior Aggregates for the repairs. The motion was seconded and passed unanimously.
- Report of bookcase in carport F.
- The large TV in the clubhouse room made continual loud clicks during the meeting.
 - This became unnerving and concern was expressed for safety.
 - Brent Hebert researched the TV on his phone during the meeting and reported that this is an expected event whenever there is a change in the ambient temperature near the unit.
- Board member requests that we invite Jim Moore (financial auditor) to attend the annual homeowners meeting in June.
 - Requests that he provide education on how to read financial reports.
 - Can also explain to homeowners why necessary repair (ie. Painting) projects are taking longer to complete.

Old Business

- Garvin's Sewer Service has completed the cleanouts of the waste lines from the buildings to the city main line on 3/22/19.

Violations

- 4658 #5 – Homeowner has been contacted regarding kayaks visible on the balcony.
- 4678 #8 – No Tenant information on file – Resolved.
- 4676 #12– No Tenant information on file – Forthcoming.
 - Current tenants are leaving. Will provide the information when the new tenants move in.
- 4654 #3 – No Tenant information on file – No mailing address on file for owner
- 4670 #3 – Fined. Renters with dog. The eviction process has been completed for this tenant.
- 4652 #4 - No Tenant information on file – Resolved.
- 4652 #3- No Tenant information on file – current lease is up and new tenants will be arriving 5/1/19.

Meeting adjourned at 6:30.