

## **Hunter Creek Board Meeting May 20, 2019**

### Board Members present:

Margaret Arnett, Laura Dickson, Judy Dietz, Susan Lind, Chelsea Sullivan

### Management present:

Kay Jones

5:35 Meeting called to order

### Home owners present: Brent Hebert, 4680 #8

Nancy Specian, 4670 #2

Samantha J. Jones, 4656 #4

Erika Colgrove, 4670 #4

Caitlyn Haynes, 4656 #12

Pratik Looji, 4660 #4

### Homeowners Forum:

- 4656 #12 requests that the pool be opened for extended dates of May 15<sup>th</sup> to Sept 15<sup>th</sup>. This request was supported by 4656 #4.
  - The board members explained that we have many large ticket expenses coming up and that we are not currently in a financial position to meet these upcoming costs. Therefore, the board decided to limit the pool dates to the Memorial Day thru Labor Day, which is the standard dates for similar communities. In doing so, the HOA will save approximately \$1,000 in additional pool expenses.
  - Both 4656 #12 and 4656 #4 made their displeasure known and expressed that they feel the extra expense would be justified.
- 4656 #4 expressed her unhappiness with the state of the landscaping.
- 4656 #4 expressed concern with dogs being allowed to relieve themselves in the pool and barbeque areas.
  - The board explained that we pay an outside company to come in on a monthly basis to clean up all dog messes that they dog owners did not pick up.
  - Request that we get signage for the pool and barbeque area asking dog owners to clean up after their pets.
- 4656 #4 stated although she did get a copy of the agenda by email, she was unable to print it out. Homeowner requested that additional copies be brought to future meetings for any homeowners that may choose to attend.
- 4656 #12 and 4656 #4 asked about the chimney cap that had previously been reported to have come off during a storm.
  - Chimneree has already fixed that. If there is a cap laying on the ground it can be discarded.
- 4656 #4 asked about when the minutes of board meetings are made available to homeowners.
  - The monthly meeting minutes are posted on the HOA website.
  - The annual meeting minutes are not approved until the next year's annual meeting and are therefore not available until then. This is a consequence of COIA rules.
- 4670 #2 stated her support for the board to get multiple bids for the upcoming painting project.

- 4670 #2 would like to know what happened at the board training meeting.
  - The HOA's attorney gave a very high level view of CIOAs rules and made some recommendations. The training was not as specific as we had expected it to be.
- 4670 #2 – there is a sprinkler head that has been pulled up and needs to be fixed.
- Noise from units above:
  - 4670 #2 states that the situation is getting worse and that she can hear noise from the unit that is 2 above her.
  - 4670 #4 believes that a water leak in the unit above her may have made some damage that has increase the noise problem. Would like to know if there is anyway find out if this is the case and who would be responsible if there is damage to joists.
  - Discussion of the noise problem and that it is a result of the buildings aging and not having been built to limit noise in the first place.
  - Discussion of possible remedies that other homeowners have tried.
  - Discussion of soundproofing requirements for new hard flooring. Currently there aren't any such requirements for new carpeting but that we hope address this soon.
- 4660 #4 asks if the tennis courts will be fixed.
  - The board is aware of the problem, but we have not budgeted for resurfacing at this time.
- 4660 #4 states that he has seen the recycling being thrown away by Western Disposal in the regular trash.
  - Discussion of how recyclables that are in plastic bags will contaminate the entire bin and make all the bin contents un-recyclable.
  - We need better signage to inform renters of how to correctly dispose of trash, compostable and recyclables.
- 4660 #4 requests that the gym equipment be checked and serviced. In particular, the treadmill and elliptical.
- 4656 #4 stated her concern regarding critters in the trash bins.
- 4660 #8 has requested a new tree to replace that Ash that was removed.
- 4656 #12 would like to have the tree that was removed outside her unit in 2018 to be replaced.
  - We do not have record of having a tree in the position removed. Therefore management will contact Davey Tree Service to investigate.
    - The homeowner believes that she has the date of the tree removal and will contact Kay with this information.
  - Agreed to have the homeowners notified in advance of any future tree removals.
- 4658 #7 previous report from a plumber working in the unit that exhaust from vent for the hot water and furnace were returning into the unit. This has been reported to have been repaired but we have not yet received a confirmation from the plumber.

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

Budget review:

- Landscaping contract cost was high due to two months (April and May) both being paid in April.
- Maintenance contract cost was high due to two months (April and May) both being paid in April.
- Maintenance electrical was high due to light posts that needed repair.

### Manager's Report:

- Western Disposal is looking into plastic covers for the trash bins that would be easier to lift.
  - We already have plastic covers.
  - A board member requests again to price out two smaller bins that would open in another direction and may be easier to deal with.
- Highland Maintenance has completed the following items:
  - Replaced toilet water tank lever in the clubhouse women's room
  - Replaced photocell in clubhouse lights
  - Replaced balcony rail for 4660 #6
  - Completed roof check
    - Shingles have been replaced on 4650
    - Visual inspection shows work that can be done but that the roofs are currently in overall OK condition
  - Cleaned grounds and stairwells on east side of property
- Highland Maintenance will complete the following items by the end of May:
  - Clean carports on east side of property
  - Replace clubhouse A/C and furnace filters
  - Check grill and fill the propane tanks
    - There are currently three tanks outside. There should only be 2 outside, one of which should be placed underneath the grill. The third tank should be kept in the shed. Kay will inform the maintenance company.
  - Clean the drains in the stairwells and ground level patios
- Chitter Control has completed the initial contract of dusting, spaying of deterrent and flashing over 11 flicker holes. Determined that the flickers are still active and nesting, so they recommended waiting until after the season to fix any more holes.
- Homeowner in 4674 #8 has volunteered to keep the dog bag stations filled.
- Homeowner in 4656 #12 has volunteered to assist in monitoring the condition of the pool, which will entail turning on and off the water as needed to maintain the water levels.
- As of 5/20/19 we have received 70 notices of the Chimneys being inspected, cleaned or removed. Some homeowners have not yet paid Chimneree for the service and have been sent emails reminding them that are responsible for payment not the HOA.
  - A board member has requested that we be told the number of fireplaces that have been removed.
- The board has received one bid for the upcoming painting project. Agreed that we should get at least 2 more bids.
  - The bids should include all the wood repair necessary
  - The bids should be of varying product levels so that the board can be fully informed of what the full range of possibilities are.
- It is time to get a Reserve Study completed. They are recommended every five years and out last one was done in 2012. The board agrees to have this scheduled.

### New Business

- Superior Aggregates has assigned a job number to the asphalt and concrete work to be done and the work will be scheduled as weather permits.

- Sierra Landscaping has been contacted to move the sprinkler head at 4670 so that the sidewalk can be extended. Sierra has also been informed of the planned closing of the east parking lot for patching, sealing and striping.
- A board member is concerned about the state of the landscaping with dead plants and dead grass. This board member agrees to meet with Sierra Landscaping to do a full walk through of the property.
- Barricades that had been placed on the concrete pad to discourage parking were moved to the trash enclosure. We do not know who did this and hope that they are still there and weren't taken away by Western Disposal. Kay will have them put back.
- Discussed residents hanging bikes and other items in the carports above their parking spaces. No resolution made regarding this at this time.

#### Old Business

- The board met with Molly Foley Healey for an educational session regarding Board of Directors responsibilities.
  - Molly highly recommended that all board members have a separate email address to use for board business. A board member's spouse will set up these emails addresses for us.
- Sierra Landscaping has cut back an overgrown holly bush as requested, and has been instructed to be cautious about blowing plant materials into the ground level patios.

#### Violations

- 4676 #12 - No Tenant information on file – Resolved.
- 4654 #3 – 2<sup>nd</sup> notice. No tenant information on file, no mailing address for owner.
- 4670 #3 – billed back for furniture picked up by Western Disposal – Resolved.
- 4674 #4 – items stored in carport – Resolved.

#### Preparation for Upcoming Annual Meeting

- The following board member's terms are as follows:
  - Judy and Chelsea are not up for re-election until 2021
  - Margaret will be up for re-election in 2020
  - Susan is on the ballot for this year
  - Laura will not run for re-election at this time.
- Judy will not be able to attend the Annual meeting – Susan has agreed to take the minutes for this meeting.
- Margaret will provide the yearend report to the homeowners.

Meeting adjourned at 7:15.