

BAUER CREST HOMEOWNER'S ASSOCIATION 2012 ANNUAL BOARD MEETING MINUTES

Date: Sunday, January 22, 2012
Time: 3:00 P.M.
Location: Meeting Room, Cedar Mill Community Library travelfolk@yahoo.com
Attendees: Brian Daisy, Paul Berman, Carol Austin, Jane Rhomberg, Andy Rosson, John Eickleberg, Cheri Peden, Ron Coulam, Cameron Wagner, Sam Mattson, Loren Chin, Leyan Fernandez-Schweintarth, Tom Steeves, Mark Waldman, Lloyd Bernstein, Kalpana Berman, Julie Folkerts

TOPICS OF DISCUSSION

1. **Call to Order & Introductions**
2. **Board Report**
 - a. **Treasurer's Report**
 - i. 2011 report actual income and expenses were close to budget estimations (\$600 over). Profit and loss statements handed out.
 - ii. Legal fees increase were from CC&R process. Law firm was changed.
 - iii. 2012 budget handed out.
 - iv. Reserves: \$13k each in savings and checking
 - b. **President's Report**
 - i. CC&Rs were passed with 73 home owners voting for it
 - ii. Lloyd will add 5% cap to the annual dues increase
 - iii. Roofing guidelines need to be defined. Goal is to have 3 roofing options for homeowners. Board is asking for volunteers to form roofing committee that will research and develop the options to present to board. If no one volunteers, board will make the decision. Either way, the board will present the final options to all homeowners in a meeting. They guidelines will then be added to the architectural committee guidelines.
 - c. **Landscaping report**
 - i. Trees behind Saltzman were pruned and maintained. There was a possible indication of beetle infestation, but we got a second opinion who said that the area is fine. Only a few trees need to be removed, so board will talk to those individual homeowners
 - ii. Tree near entrance is dead. It will be removed, and then replanted.
 - iii. Board wants to spruce up the Bauer Crest entrance sign. We will be requesting bids.
 - iv. Current landscaping fees are \$650/month.
 - v. Suggestion from homeowner that if neighbor needs trees removed, they should use Mr. Tree: Charged \$150 total.

- vi. Discussion around whether plum trees should be removed or pruned. They provide good noise coverage and privacy for edge houses.

3. Election of New Officers

- a. The following new board members were elected:
Cameron Wagner, Julie Folkerts, and Kalpana Berman elected to the board as architectural chair, treasurer, and secretary.

4. Miscellaneous

- a. Mailbox on Caitlin Terrace cul de sac was broken into with the use of a crowbar. Since the break-in happened after MLK weekend, only one mailbox's mail was taken. Estimates for repairs are going to be ~\$1300-\$1500, and the HOA is responsible for it. Board is questioning whether to do it through insurance, so will look at the deductible. The mailbox will be replaced as soon as possible. According to the police, this was a random act.
- b. There was some concern from homeowners on speeding in neighborhood. Discussed whether we need signage and/or speed bumps, but getting speed bumps are expensive and a very complicated process. Board recommends to please advise neighbors not to speed due to the large number of kids in the area.
- c. There has been anonymous letters delivered between homeowners over different issues. If there are any issues, please bring them up to the board, and we will deal with them.

Kalpana Berman, Secretary

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