

**BAUER CREST HOMEOWNER'S ASSOCIATION
ANNUAL HOA MEETING MINUTES – February, 10,2013**

Date: February 10, 2013

Time: 3:00 PM

TOPICS OF DISCUSSION

1. Budget

- a. Exceeded 2013 budget by \$1k due to lawyer fees associated with bylaws
- b. HOA remained flat this year.
- c. Reserves at \$35k

2. Landscaping

- a. We have switched to a new landscaper – 7Dees who will be covering more than previous landscapers, for a lower fee
- b. New sprinklers will be added to the front since the last ones were damaged from road work
- c. Hose and hookup will also be brought up to do any self-maintenance when needed
- d. Swamp area in neighborhood, weeds in the spaces btw road and fences, and front plantings on a regular basis will be added
- e. Fences won't be replaced until 2019. Treatment was done in 2012, so likely won't do again until 2014.
- f. Board to check on whether 7Dees can do some maintenance (pressure wash, etc)
- g. Board to check on bids to bark the strips between houses and road

3. Architecture

- a. New roofing guidelines passed
- b. 3 pre-approved manufacturers were approved. Consists of high quality asphalt and cedar shake options.
- c. New guidelines will be posted online and delivered along with the new bylaws
- d. Owners still need to submit to ACC to get roofs approved, but pre-approved ones will be most efficient
- e. Owners also still need to seek approval for major landscaping changes

4. General

- a. Final CC&Rs and Bylaws have been filed and recorded with County including resolution re 5% cap on Dues.
- b. New ACC roofing guidelines to be included

5. Elections

- a. Jon Schaeffer to replace Sam Mattson for landscaping chair of board
- b. John Eickelberg to replace Brian Daisy as vice president of board
- c. Hospitality chair still open. Contact board if interested