

Bauer Crest HOA Board Meeting  
June 14, 2017  
7:00PM

Board Members Present: Bill McConnell; Marcie Schmidt; Katie Fairhart; Tessa Hanover; and Michael Parsons  
Other Homeowners Present: Jim Suter; Sue McConnell

Board members confirmed they have been able to access the Bauer Crest Gmail account for their board position. All board members stated they would prefer to use their personal email accounts for communications within the board. (President's Note: Further discussion is needed on what can and cannot be done using personal email.)

Bill reviewed things he discussed with the HOA's lawyer. This included:

- Reviewed legal responsibilities of the board
- Noted that board meetings are required to be announced and open to all homeowners
- He will provide an hourly rate structure for doing collection work for the HOA
- He suggested that we use a November board meeting to set objectives for next year and an agenda for the annual meeting.

Michael reviewed landscape issues:

- Two dead/dying trees on 128<sup>th</sup> need to be removed. It was decided to remove them but not to plant replacements yet.
- Seven Dees wants to requote landscaping costs since the amount has not been changed in a couple of years. They will submit a revised proposal in a couple of months.
- A leak in the sprinkler system on the west side of 128<sup>th</sup> needs to be located and repaired.
- The sprinkler controller on the west side of 128<sup>th</sup> needs to be replaced. Cost for an internet-connected controller will be around \$200.
- It is unknown whether backflow testing has been done yet this year.
- There are cracks in the entrance wall/sign on the west side of 128<sup>th</sup> that should be repaired before winter.

It was pointed out that there are tree limbs hanging over the fire lane, potentially obstructing emergency vehicle access. Bill will follow-up on this.

There was a lengthy discussion on the location of property lines between the common grounds and the individual properties. It is fairly certain that the white fence is not the property line and some think it could be 4 to 6 feet behind the white fence. However, its location is not known for certain. More investigation is needed.

It was noted that there is a barking dog problem at a house on 129<sup>th</sup> Place. Bill will follow-up on this. (President's Note: Subsequent to the meeting there was question as to whether this was still a problem and any action is deferred pending further review.)

Our annual assessment is currently \$250. We reviewed the current expenditures and expected expenditures on landscaping. It is the consensus of the board that the annual assessment will have to be raised for next year.

Tessa Hanover volunteered to join the Board as Hospitality Chair.

Meeting was adjourned at 8:40PM