

Bauer Crest HOA Board Meeting

September 21, 2017

7:00PM

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

Financial

Marcie presented the latest report of expenditures vs. budget for 2017.

Landscape

Landscape work done in addition to regular mowing and clean-up, included:

- Replacement of one of the two sprinkler control boxes
- Replacement of 2 malfunctioning solenoid valves
- 7 sprinkler heads replaced
- 2 dying trees removed

The sprinkler control box was replaced by board members so that only material costs were incurred.

Discussion of Landscaping Issues

The possibility of having a contractor perform snow removal on 127th Terrace this winter was discussed. All those present were in favor of pursuing this further. Quotes will be sought.

A general discussion followed regarding the increasing load on the budget for landscaping. The aging of common ground landscape and infrastructure is resulting in increased costs for maintenance. This will include removal of trees, repair and replacement of irrigation system parts, and maintenance of the entrance signs, and other things that may come up.

A motion was made by Tessa to vote at the next board meeting to increase the annual assessment by at least 5% to provide increased funds for the anticipated maintenance and improvements of common grounds. The motion was seconded by Katie. All board members present voted in favor.

Architectural

Katie noted that some work is being done without submitting requests to the Architectural Review Committee. None of the unapproved work was determined to be in violation of the guidelines, so no further action was deemed necessary. A reminder will be sent to all homeowners noting the work that requires review.

Hospitality

The block party was scheduled for the first Saturday in October from 3-6 PM.

New business

Marcie reported that there are currently 5 delinquent accounts for the 2017 annual assessment. The president will follow-up on this.

Marcie also showed a report that showed 2 lots as having not paid the special assessment for 2016. The missing lots are 38 & 84. The president will also follow-up on this. (Note: It was subsequently determined that Lot 84 had paid the special assessment.)

Marcie pointed out that the signatures at the bank still need to be changed over to new board members. It was determined that the president and treasurer will be the signatories. Marcie will make arrangements with the bank to make the changes. This needs to be done soon.

Katie has reviewed the HOA's insurance policy and based on her experience in this field she feels the coverage is basically okay, but there are some improvements that could be made. She will seek proposals from insurance companies.

The next board meeting will be on Sunday, December 3, 2017. Bill will try to get the meeting room at the library for the meeting. (Note: This was subsequently changed to December 10, 2017 at 2 PM due to availability of the meeting room.)

The meeting was adjourned at 8:58 PM.