

Bauer Crest HOA Board Meeting

December 10, 2017

2:00PM

Board Members Present: Bill McConnell; Katie Fairhart; Tessa Hanover; Michael Parsons and Lloyd Bernstein.

Other Homeowners Present: Rich Reed; Chris Semke; Ken Boorum; and Sue McConnell

Financial

- Marcie Schmidt has resigned as treasurer in order to concentrate on her home renovation project. Bill McConnell is handling treasurer duties until a new treasurer can be found.
- Steve Marks has volunteered to help set up the HOA's accounting on Quickbooks. The cost will be \$25 per month by going through Steve using his professional discount. All present were in favor of proceeding with this.
- A second signature will be needed on our bank account to replace Marcie and to meet the by-law requirements of having two signatures on a check.
- Bill presented an update of 2017 expenditures which showed we are still running within our overall budget. Remaining expenses are primarily water and electric bills and mailing of the annual meeting notices.
- A preliminary 2018 budget was presented. Some information on projected expenses needs to be updated. It was requested to add a line item for fence cleaning.
- Katie made a motion to accept the 2018 Budget with understanding that some items will be adjusted. Tessa seconded. The motion passed 5-0.

Landscape

- There was no significant extra landscaping work required since the last board meeting.
- 7 Dee's wants to increase the monthly landscaping costs, but a written proposal has not yet been received.
- Michael and Bill are working on a revised work scope for routine landscaping that will potentially be used to solicit bids from a number of landscaping companies.
- Bill advised that no additional information had yet been obtained for someone to clear the 128th Terrace hill after extreme snow or ice events.
- Michael and Bill reported that they had walked the common grounds and determine there were a number of issues with trees being over grown, in conflict with each other, or being prone to disease. They suggested that we hire an arborist to provide professional consultation to develop a plan of work that needs to be done and a prioritization of that work. Bill had contacted two arborists and the least costly one would charge \$165 an hour with a potential of 6 hours to do the work. Katie moved to proceed with hiring an arborist and Michael seconded the motion. The motion passed 5-0.

Architectural

- Katie had no major issues to report from architectural reviews.
- Bill noted that the architectural guidelines refer to paint color samples which have been lost. He proposed that revised wording to the guidelines be developed that eliminate the reference. The change can be voted on at the annual meeting.

Hospitality

- The block party was held in October. With more time now for planning, Tessa is hoping for something larger next year.

New business

- Bill reported that the bank would not change signatures on the account without a document signed by the Secretary giving the names of the new board members. Bill therefore appointed himself Secretary, with the title President/Secretary to provide the necessary signatures. Bill would like finding a separate individual to be Secretary to be a top priority.

- Bill advised that with Marcie's resignation, there is a requirement for another board member to be added to the bank account in order to have two people to sign checks in accordance with the By-laws.
- Katie provided quotes for improved insurance coverage. One of the most important changes would be to add coverage for former board members to cover their actions while they were on the board.
- Objectives for the HOA for 2018 were discussed and determined to be:
 - Improved maintenance of common grounds
 - Find people to fill the Secretary and Treasurer positions
 - Improve communications to the homeowners
 - Upgrade our insurance coverage

- **The Annual Meeting** will be on either Sunday, January 21 or 28, 2018.

The meeting was adjourned at 3:36 PM.