

**Bauer Crest Homeowners Association
Quarterly Board Meeting
February 26, 2018**

Attendees: Bill McConnell, Katie Fairhart, Tessa Hanover, Michael Parsons, Frank Raimondi

Called to order: 7:06pm

Financial Reporting: (Bill)

- Bill still doing some clean-up, in transition to Katie of all Finance chair roles
- 17 unpaid annual assessments, 30 day grace period ends March 11, 2018
 - o Balance due (A/R) \$4,712.50,
- Katie will be emailing warning notices
 - o 1% of base amount late fee will be assessed on this date.
- Tessa to make at least six sets of books of the updated "HOA Book"
- Katie to complete directory with as many names as possible, and get reprinted
- Arborist fee was only \$375
- Report review looked good, no surprises or callouts on P&L/Balance Sheet
- OK'd by board to move \$5,000 from checking in to Savings/Reserve account
- Katie to work with Steve Marks for monthly QuickBooks payment / reimbursement

General Topics/New Business:

- Michael to look up by laws regarding parking on street, specifically non-parallel parking on sidewalk.
- Board insurance – budgeted
 - o Approved (5 Yes, 0 No) to sign new agreement with Munich Re, effective 4/7/18; more comprehensive than existing State Farm policy; more coverage now for current officers and past board members.
- Sign for dog clean-up reminder
 - o 18x12 size sounds good, to be attached to the fence; six total, two at top, two at bottom, one at each end of White fence on Saltzman.
 - o Bill to purchase and get reimbursed.

Landscaping (Michael)

- Need to be addressed of priorities called out, per arborist report:
 - o Split limb tree, on Saltzman, needs to be removed
 - o Also need to cut back overhanging branches
 - o Michael will get quote for both services at once.
- Tree root on 128th lifting sidewalk, trying to get done this year.
- Don't expect any sprinkler issues this year after repairs in 2017
- Budget for various landscaping projects that arise is \$3,450 to cover various identified priorities, including tree repairs suggested by Arborist.
 - o (\$8,568 for regular maintenance.)
- Other items: entrance wall repair

- Estimate of \$1340
- Will wait until estimate on tree work.

Architectural: (empty – Bill acting)

- One request in to modify their fence along side of the house; matches existing fence, and was approved by both adjacent neighbors.
- Need to send Reminder about forms required for approval for work, including roof replacement.
- Two outstanding issues
 - Received complaint re house with overgrown bushes, questions
 - Katie to send CC&R wording relative to maintenance
 - No trespassing signs – (Article 8 re signs); need to be approved by committee and board.
 - Katie to contact Carol Austin to pull together meeting with both owners to discuss options.
- Box of paint colors to be revisited at 2019 annual meeting

Hospitality (Tessa)

- Nothing to report

MEETING ADJOURNED

8:30pm

NEXT MEETING

- April 30, 2018
- 7pm
- Location: Raimondi house (1701 NW 129th Place)