

Bauer Crest Homeowners Association
Quarterly Board Meeting
April 29, 2018

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

Called to order: 7:04pm

Financial Reporting: (Katie)

- Katie distributed statements, Balance Sheet & P&L
 - o Generally in good shape right now after majority of dues payments in
 - o Big expense was insurance payment, full year's due
- Two outstanding homeowners for 2017/2018 dues
 - o One for 2018 dues, lot 47
 - o One for 2017 and 2018 dues, lot 68
- For Past Dues
 - o Continue sending past due invoices, including interest
 - o If not paid by July 1, will be sent to Lawyer/Collection, and homeowner will be charged relevant lawyer fees, per CC&Rs and By-Laws

Landscaping (Michael)

- Current status...
 - o Per contract for lawn and basic maintenance, but clearing out and additional project needs are mounting
 - o \$50 price monthly increase
- With higher pricing, new landscaping bids
- Sprinkler control box was stolen from east entrance, we should report to Sheriff's department.
 - o New box will cost \$70-100, can be spent from landscaping special budget
- Canopy tree trimming bids, on Saltzman
 - o Approved after multiple bids for going with "For the love of trees" contract, \$1,080. Will come from Landscaping Project budget
 - Approved – unanimous vote
- Wall Repairs
 - o Size of cracks is a concern, and could get bigger
 - o Reactivate the bid and move forward with the project if the price hasn't changed. If it has, the Board will approve via email.
 - Approved – unanimous vote
- 3 cu.ft. lost per week via leak somewhere in the system.

Architectural: (empty – Bill acting)

- Discussion regarding guidelines need to be developed by committee and then approved by entire homeowners

- Current guidelines require homeowners to request approval for approval are too vague, and more complete
- Dog signs are ready for placement

Hospitality (Tessa)

- Work party scheduled for Saturday, May 19 (weekend before Memorial Day)
 - 9am – 1pm
 - Tessa to call Walker Garbage to request
 - Tessa will also create sign for entryway, requesting volunteers
- Next meeting to discuss block party and garage sale coordination

General Topics/New Business:

- Bill showed the new “Be a good neighbor” signs, 4 in total
 - Will need tamper proof bolts that Bill will buy
 - Placement will occur over the next week or two.
- Katie showed new “Private Property – No Trespassing”
 - To be placed on both sides of fence, at the end of fire alley on NW 129th, after discussion and approval by property owners.
 - Bill will get appropriate
 - Discussion whether the yellow standards are required, given the state of them and the loose ones to the ground.
- New directory, annual meeting minutes, and reminders for home project approval requirements to be distributed within the next week to all neighbors.

MEETING ADJOURNED

8:30pm

NEXT MEETING

- Monday, July 30, 2018
- 7pm
- Location: Katie’s house (1829 NW 127th Place)