

Bauer Crest Homeowners Association
Quarterly Board Meeting
July 29, 2018

Attendees: Bill McConnell, Katie Fairhart, Michael Parsons, Frank Raimondi, Sue McConnell

Called to order: 4:10 pm

Financial Reporting: (Katie)

- ALL financial HOA dues are paid!!
- \$29.66 over budget (positive) due to late fees.
- Landscaping project budget (tree trimming, sprinkler repairs) near finished, \$268 remains with projects completed.

Landscaping (Michael)

- Bottom zone on east side of 128th is still not functioning off the main controller; a battery operated controller has been purchased and installed to operate that zone until funds are available to find the problem in the cabling. 7Dees was unable to find the cable problem
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- 7Dees has identified issues with the sprinkler system. Watering time for the east side of 128th at the top of the hill has been increased. Work on watering of the flower beds should wait until a more comprehensive solution can be done. The replacement of one broken head is within our current budget.
- Bill revising RFP for landscape companies, to send to board members for comments.
 - o Currently on month-to-month, need to get updated contract in place.
 - o Will send to at least 5 companies
- Dog pick-up signs seems to be working, less noticeable remains

Architectural: (empty – Bill acting)

- No recent requests

Hospitality (Tessa)

- No report, Tessa not in attendance
- Block party date TBD, targeting late September.
 - o Proposed dates:
 - Sept 16th
 - o Tessa needs to get volunteers to assist her

General Topics/New Business:

- Parking on the street is subject to Washington County ordinances which need to be researched.
- CC&Rs state clearly that parking over sidewalks is not allowed

- Complaints received:
 - o Noise from lawnmowing; need neighbors to talk more to each other
 - o Music sounds late, communicated and resolved.
 - o Parking over sidewalks.
- Might need to consider rules and regulations about vague or unclear items in the CC&Rs
 - o E.g. tree removals
 - o Compliance
- 2019 budgets – need to get working on them for September meeting review/finalizing.
 - o Two budgets:
 - “What if” budget to get the identified items done that aren’t covered in basic budget
 - Tree removals, replanting, lights for walls, fence cleaning & maintenance, other continuous and one-time items.
 - Management company – examples of what it would cost to have companies have been obtained; are people willing to pay \$85 - \$100 per year additional fees.
 - o Bill and Katie to drive first draft, in particular of items for “what if” budget.
 - Start with a 5% increase to HOA dues, \$13 increase to \$275.00
 - o Board will work toward placing two questions before homeowners for vote:
 - One question to increase annual assessment enough to cover deferred maintenance
 - Second question to increase annual assessment a further amount that would pay for a management company

MEETING ADJOURNED

5:15pm

NEXT MEETING

- Budget Draft Board meeting
 - o Sunday, September 9, 4pm
 - o Location: Michael’s home
- Regular quarterly board meeting
 - o November 18, 4pm
 - o Location TBD