

**Bauer Crest Homeowners Association
Quarterly Board Meeting
September 8, 2019**

Attendees:

Board members: Bill McConnell, Frank Raimondi & Steve Marks

Homeowners: Lloyd Bernstein, Jane Rohmberg, Jennifer Nekl, Sue McConnell

Called to order: 6:45 pm

July Board minutes approved as submitted.

Financial Reporting: (Steve)

- Budget YTD spends on target
- Approximately \$7k of spend available for the year, on target for expenses
- Fence cleaning could be expensed out of operating budget rather than reserves, since there is \$5k+ available from 2018 carryover.

Landscaping (Bill for Michael)

- Fence cleaning
 - o Three new quotes to Bill, one pulled out
 - o Two quotes, options
 - o \$2900 to do Saltzman, both sides of fence.
 - o Still need to clarify the quotes

- Fallen tree branches have been left stacked behind the entryway wall creating a potential fire hazard.
 - o Reminder to neighbors – if you pick up a stick/fallen branches, leave them out for the landscaping staff, or take them home.

- Tree trimming along Saltzman – per a phone call Bill had with the county roads department, the tree trimming they did along Saltzman is only enough to clear branches from roadway and sidewalk. Full maintenance of trees is the property-owners responsibility, meaning the HOA in our case. Sidewalk maintenance is also HOA responsibility.

- Bill to confirm again the maintenance between the sidewalk and Saltzman Rd. with the County regarding upkeep.

Architectural: (empty – Bill acting)

- Nothing current – no requests outstanding
- No progress on architectural guidelines revisions

Hospitality (vacant)

- No updates

General Topics/New Business:

- Results of radar speed sign
 - o 79.99% were at or below speed limit
 - o 19.77% were 1-10 mph over the limit
 - o 7,070 vehicles tracked during the 7 days of installation (it is possible some were not real vehicles, but “ghosts” or other things that the unit responded to.)
 - o 5 cars tracked that were 31+ mph over the limit
- Jennifer suggested potential advertising model for 128th, but discussed that it would not be prudent.

Reserve Study review

- Published report, people understood
 - o Steve reviewed the basics and summary of needs and requirements
- Look at the reserve once a year is required
- Vote to accept the Reserve Study
 - o Vote – Yes Bill, Frank & Steve
 - o Vote – No - none
- Bill had a phone conversation with our attorney regarding increases to reserve deposits
 - o Lawyer confirmed that the Board does not need to go to the entire association for an increase in the reserve deposit amount.

Annual assessment discussion:

- True cost for 2019 would have been \$375 per homeowner just to include maintenance that has instead been deferred, an additional \$100 above the actual assessment. Paying for a management company would have required another \$105 for a total assessment of \$480.
- Which is over a 5% increase, meaning we would need to go to a neighborhood vote to get to new level.
- Our lawyer has previously provided an opinion that a simple majority vote is all that is needed for an assessment increase greater than 5%.
 - o Simple majority of the 94 homes is 48 homes
- Consensus was to create new vote for annual assessment increase above 5%; based on budget needs that will be finalized by a Board committee, but could be up to \$200 annual increase.
 - o Vote – Yes – Frank, Bill & Steve
 - o Vote – No - none
- A committee of Board members will establish a draft budget for 2020, determine the amount of the assessment increase and attempt to do a survey of homeowners to determine what amount of increase is acceptable to the majority of homeowners.

MEETING ADJOURNED

8:05pm

NEXT MEETING

- 4th Quarter meeting
 - o December 8, 6:30pm, at Market of Choice if available

ACTION ITEMS:

- Draft modeling for voting by board and homeowners.
 - o Committee to prepare document and supporting