

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

Attendees:

Board members: Bill McConnell, Frank Raimondi, Jennifer Nekl & Steve Marks

Homeowners: Cheri Peden, Ron & Sharon Coulam, Jon Schaeffer, Cathy Raimondi

Called to order: 6:35 pm

September Board minutes approved as submitted.

Cheri Peden volunteered to become Board member as the Architectural Director

- Vote unanimously approved
- WELCOME Cheri to the Board!!

Financial Reporting: (Steve)

- In the bank, appx. \$8,500 in the available bank account, via accumulated spending savings vs. budgeted spend
 - o Some expenses, such as water & sewer are lower month to month, some due to fixes.
- Current standing for FY2019
 - o \$25000 collected, with \$20,000 going to operating expenses, \$5,000 going to reserve account

Ballot Update (Frank)

- 12 votes in so far, all are YES
- Some discussion on the ballot topics, but no issues

Landscaping (Bill for vacant position)

- Fence cleaning – have bids, but nothing been's done;
 - o Will need to coordinate water access, as well as timing due to broken section repair
 - o Steve and Sharon have volunteered to help Bill drive forward to winter execution
 - o To be paid out of reserves, or available end of budget year funds
 - o Issue on 128th where we need 2 ft of room for back-side cleaning
- Landscaping contract evaluated for renewal
 - o 8 requests for proposal, only three bids received.
 - East West Landscaping, Signature Landscaping, & Seven Dees (Current supplier - available for review if interested, contact Bill McConnell)
 - o Seven Dees came in best price and good services
 - o Motion offered and approved by all four board members present
- Fence repair paid by Geico, scheduled for December 20 at this point (Tentative)
 - o \$1,900 bid by same company that built the fence

- Snow & Ice removal options from Seven Dees
 - o Options to be evaluated, confirmed if the ballot for increased assessment is approved

Architectural

- Nothing up for discussion
- Generally applications are coming in
- Questions on solar panels – the board is interested in learning of other HOAs that have added panels in their guidelines. Eventually we'll need to have a Board discussion and addition to CC&Rs.

Hospitality (Jennifer Nekl)

- To be meeting & greeting new neighbors, making sure they have HOA binders
- Jenn should also reach out to Renters to make sure they are aware

General Topics/New Business:

- 2020 Budget – draft, to be finalized by Annual meeting
- Board positions:
 - o Treasurer – Steve agreed to stay on for 2020
 - o Secretary – agreed to stay on for 2020
 - o President – agreed to stay on for 2020, unless new volunteer
- If ballot passes, the board will need to get the management company selection process underway quickly.
- NEW Biz – frequency of review for By-laws and CC&Rs. Lawyers have suggested every 5 years
 - o Wait until after the ballot decision to initiate.

NEXT MEETING

- Annual Homeowners Meeting
 - o January 26, 3:00pm, at Market of Choice meeting space (upstairs, back of store)

MEETING ADJOURNED

- 8:00pm

ACTION ITEMS:

- Bill to send out the Management Company proposals to start the process of selection
- Steve to check on availability
- Frank to verify the timing of time requirement of announcement