

**Bauer Crest Homeowners Association**  
**Quarterly Board Meeting**  
**June 9, 2019**

**Attendees:**

Board members: Bill McConnell, Michael Parsons, Frank Raimondi (remote) & Steve Marks  
Homeowners: George & Carol Austin, Katie Fairhart, Doris Marks, Jane Rohmberg

Called to order: 7:10 pm

Financial Reporting: (Steve)

- Budget YTD spends on target
  - o Some timing issues, but generally consistent
  - o No issues
- All households have paid annual dues
- Reserves
  - o Reserves currently holding at \$30,000.

Landscaping (Michael)

- No major updates, but have estimates for tree trimming from “For the love of trees” for \$1800
  - o Remove one tree on 128<sup>th</sup> that is dying and prune all the maple trees and one oak for clearance.
  - o Some branches need to be removed to conform to county road clearance regulations.
- Special projects
  - o Fence cleaning
    - One quote in for \$2700, needs to be updated. Desire is to have three quotes total.
    - Cleaning will be paid for from the Reserves as part of Fence Maintenance.
  - o Sprinkler issues as well, but lower priority

Proposal

- Move \$500 from street party, \$50 from Garage sale and \$890 from Landscaping projects, providing enough to meet the \$1800 budget.

Steve – moves to move budget moves according to Bill’s proposal

\$1800 to trim the trees

Michael seconded, all in favor (vote 4 Yes, 0 Nos)

Architectural: (empty – Bill acting)

- Currently all architectural reviews get sent to Bill
  - o Bill confirms if pre-approved materials will be used.

- Otherwise, two board members must be reviewed and approved before communication to the homeowner.
- Nothing pending right now, excluding new homeowner on NW 127<sup>th</sup> Terrace requesting new fence; waiting on close of home sale.
- FYI – Bill McConnell and Ron Coulam reviewing for update Architectural Control Guidelines; some typos, some unclear references
  - Then to be passed around to board for review

#### Hospitality (empty – Bill acting)

- No updates

#### General Topics/New Business:

- New homeowners on 129<sup>th</sup>, 127<sup>th</sup>
- Updated directory for mid-July after new owners are confirmed;
  - Will be distributed to all homeowners
- Board member responsibilities
  - Need to review and update board position responsibilities
    - Currently in the bylaws
    - Each board member reviews what is listed in bylaws
    - TASK – to be reviewed at next board meeting
- New Business: Washington County speed sign possibility
  - Potentially put it in on downhill of 128<sup>th</sup> Place.
  - Bill has requested of Sheriff Dept to determine feasibility and rules
  - Also to check on white line options at stop signs
- New Business: adding snow/ice removal service to Seven Dees contract as optional item.
- New Business: will consider landscaping improvements at pond on bottom of 129<sup>th</sup> Place. The development company is the owner of the property of the retention basin.
  - Would not be a cost to the HOA; owner is responsible for it. Doris Marks is investigating with TV Clean Water Services, native trees.

#### Reserve Study review (presented by Steve Marks)

- Steve reviewed his draft details of the HOA's reserve study and account requirements from the state.
  - Great work Steve, thanks for your efforts.
- Next steps as identified/recommended:
  - Finalize Reserve Item Schedule by \_\_\_\_\_?
    - 2019 costs / project schedule / escalation assumptions
  - Finalize 30-yr reserve study by \_\_\_\_\_?
  - Near-term (5-yr?) recommendations:
    - HOA Assessments
      - Maintain the precedent of the \$5K annual reserve funding.
    - Expenses other than reserve accrual
      - Plan to manage within 3% increase over prior year

- Reserves (2019-2023)
  - Reserves will grow to \$50K, currently \$30K
  - Maintain minimum balance of \$10K
- Recommended that we have a working committee meeting in the next month
  - Steve to coordinate a session with the current board members to construct the model and prioritized items to include.
    - First step to prioritize reserve items list
  - Two scenarios to consider, including an annual fee increase to bring to vote by year end 2019.

MEETING ADJOURNED

8:45pm

NEXT MEETING

- 3<sup>rd</sup> Quarter meeting
  - September 8, 7pm

ACTION ITEMS:

- Board member responsibilities review
- Reserve study analysis and draft modeling for voting by board and homeowners.