

MINUTES

Hover Ridge HOA Annual Meeting
October 24, 2013

The meeting began at 6:30 pm at the Senior Center. The meeting was called to order by President Tom Goldsmith. Board members present were, President, Tom Goldsmith, Vice President, Nathan Trick, Treasurer, Ruth Newell, Secretary, Glenda Buzbee, Lynn Karlin, Kathleen Graham, Judy Fritz, and Ruth Johnson. Board member Rick Kennedy was represented by his wife, but he came later. Also present were 39 owners and 8 more via proxy.

The minutes of last year, 2012, annual meeting had been previously approved on 5/28/13. This was addressed and the minutes from 2012 were re-approved.

Lynn Karlin gave a report on the new real estate market. She reported that the market is up, but it is harder and takes longer to get loans. We need to be aware of new regulations for VA and FHA loans because of the way it will affect selling our properties. The last two units that sold from Hover Ridge sold for \$254,000 and \$259,000.

Nate Trick reported on the grounds. We removed 5 trees and replaces 3. Rock Solid who has been doing our trimming of trees and shrubs is not an arborist so some areas of this work has been neglected and needs more attention. We now are working with an arborist who cleaned some damaged trees and is doing more regular tree pruning. This has not been a line item in our budget, but now is. We never had a plan, but now we do. We had 25 dead shrubs removed and will replace as the budget allows. Our lawns also have some problems. We now have a 2 year, 5 treatment plan to get rid of the fungus areas. Basically we need a manager who can help by being on top of these things. We will do the work as budget allows, doing the most urgent first.

Ruth Johnson reported as a longtime resident on the infrastructure of this place. She likened it to a rebellious teenager who so far has acted pretty nice, but must be cared for. We have had some pretty big expenditures this year – mud jacking, patio repairs, and we already know that we have some major problems with ground shifting, patios needing repair, patio gates and posts, mortar repair, exterior fence repair, gutters needing cleaning, etc.

Nate also reported that Carl Weakland, our most recent manager, walked the area checking every patio and gate. He made a list of the ones that need repair.

Tom reported on our difficulties with finding a manager who will do what they say they will do. The whole board interviewed Allan Orendorff, our new Property Manager as of Nov. 1, and are hopeful that we have found one who will listen.

There was a discussion about leased units. We think there are 10 units leased at this time, but are having a hard time verifying this information. The declarations do not specify or put limits on how many can be leased, but we want to be sensitive to how this affects home loans. This is an area to be looked at further.

Ruth Newell gave a report on the reserve fund. We are only 40% funded. Two Reserve Studies have been completed, 15 years apart with basically the same recommendations. Had we funded the reserves accordingly we would have \$230,000 in reserves. We did not follow the first recommendation and that is why we are now having financial needs. Right now there is \$91,000 in the Reserve Fund. We plan to put \$38,500 in the Reserve Fund in 2014. To take care of painting, patio jobs and problems we don't know about we should have \$230,000 in the Reserve Fund to cover the next five years. From 2014 through 2018 we have \$190,000 in known capital expenses, plus whatever new problems emerge.

Three board members, Tom Goldsmith, Rick Kennedy, and Ruth Newell, term expired this year and all three agreed that they would be willing to be elected to another term. Three others were nominated from the floor and agreed to serve. They were Phyllis Hoagland, Louise Johnson, and Velia Wilder. The election was held and Phyllis Hoagland, Louise Johnson, and Velia Wilder were elected.

The meeting was adjourned.