

Monthly Hover Ridge Board Meeting
Senior Center, 6:30 p.m., December 11, 2013

Present: Board Members Nate Trick, Louise Johnson, Lynn Karlin, Phyllis Hoagland, Judy Fritz, Velia Wilder and Property Manager, Al Orendorff
Absent board members: Kathleen Graham, Ruth Johnson, and Glenda Buzbee
Homeowners present: Ruth Newell and Jean Breithaupt
Quorum present for meeting business

The January meeting was set for Wednesday, January 15, 2014. A common meeting date for monthly meetings is to be determined later.

Reports:

Treasurer Lynn Karlin discussed the transition with the bank, account information, changing check signers, and reconciling payments and balances. This is taking some time due to the changeover of board members. Discussed was the need for a CPA audit to reconcile everything as this has not been done in 15 years and there have been several changes in our property management companies. Lynn Karlin, Al Orendorff and Ruth Newell are going to meet together to go over and reconcile our accounts. No decision was made to authorize an audit from a CPA.

The cancellation of our contracts for landscape and snow removal with Rock Solid was discussed. The contract cancellation of Rock Solid has provided an increase in cash flow of \$3,791 per month from January through March or April. These funds are available for use, however caution was advised by the Property Manager as our summer expenses will be higher, since the Association will pay for services as used.

Turf Paradise is replacing Rock Solid and will be more flexible with snow removal at potentially a lower cost to us.

Turf Paradise will bill hourly for service provided with a cap for the season not to exceed the rate that Rock Solid was contracted for. The balance of the season (December to March) will not exceed \$8,000. If the hourly service rate is less than this, the Association will save money.

Streets are to be plowed after an accumulation of 4 inches or more of snow. Sidewalks are done when accumulation of 1-2 inches depending whether the driveways/sidewalks face north or south. Snow turning to ice on north facing properties was discussed. **Al Orendorff provided us with an EXIT strategy for leaving Rock Solid. Al plans to streamline/ make budget categories and financial reporting clearer.

Gmail email accounts: Everyone is still working on figuring out the new email system, the improvement of our Web site was discussed, as the Board would like to make it more user friendly. This will be reviewed at a later date taking into consideration options desired and cost to the Association.

Trio Management: Al provided samples of the new monthly coupon payment and quarterly Members Letter for the Board to review. The upper portion of the quarterly letter includes a return coupon to update owners' contact information and to provide renter information for our files. All information gathered will be for the sole use of the Association. These sample forms looked fine, and they will be mailed out to owners in the next few days.

Al reported on the patio repairs (estimated 40-45 of our 52 homes have issues, several quite severe). Al has contacted companies about repair and had a list of costs: Mud jacking would run \$6500; Foam jacking would run \$6,075; and total replacement of the concrete patios in the major problems areas (5) would be \$6,995.

There are also drainage problems from downspouts that do not reach far enough onto the grass areas to stop pooling of water around the units. This has contributed to deterioration and sinking around the units. Further, it was mentioned that due to expansive soil in that area, sufficient compacting during backfill around the foundation may also be a cause. A civil engineer reviewed the topography of the area and can provide a survey with suggested alterations to the landscape. The cost for the survey is estimated to be \$1,100. Repairs could include adding a drainage pipe, gutter/downspouts issues, and redirect of water around buildings. Repairs could be as much as \$30,000, but this could be done in stages, not all at once.

Bids were received for \$866 to trim 15-17 trees and another \$600 to complete the gutter cleaning. This work can be done and billed in the 2014 season budget. Motion made by Nate Trick and seconded by Lynn Karlin—passed unanimously.

Gate latches were discussed and it was decided to wait on this, as some shifts appear to be seasonal. One estimate was \$10 per latch. To be discussed further.

Al brought up putting a seal coat on our road to prevent future costly repairs. This would improve property values and could be done after winter weather. This would greatly prolong the life of our road surface, enhance the beauty of the development, and potentially increase the value of the homes.

Painting will become a maintenance/operating line item (rather than a reserve fund item) and a yearly schedule set up. We will survey the buildings to determine which buildings are in the greatest need for paint and set up a schedule to regularly paint all buildings over a 5-7 year period. We may need to initially touch up some buildings until the schedule can be fully implemented.

Lynn Karlin moved and Phyllis Hoagland seconded the motion that we do a survey on the drainage plan and table action until after the first of the year.

Unfinished Business: McHugh Construction bill, bids for patio repair, pending perimeter fence repairs, and gate latch repairs. McHugh has revised his bill down by \$255 to \$4,055. The HOA portion of this bill is \$1,543, \$2,512 for the owner of Unit of

912 to pay. The Property Manager will advise the unit owner. There are still two outstanding items for McHugh to handle. The Property Manager suggested that the Association pay the bill with 10% hold back until the items are completed. The Board approved this plan of action.

New business: The satellite dish installed at Unit 906 was not positioned according to the approval given. The Property Manager will contact the owner of Unit 906 and request they reposition the dish. Satellite relocation would cost owners about \$50 (i.e. unit 906).

Discussed the need to revise the Condo Dec's for compliance with new State laws. Also discussed the need to set limits on number of rental units allowed. Landscaping and irrigation improvement for coming year and (possible city watering ban).

Adjournment: 8:45 p.m.