

April 25, 2017 6PM
Jesse's Bluff HOA Board Meeting
Meeting Minutes Quarter #1
10121 N Cochran

Members present:

Steve Silkworth – President

Teresa Poole - Secretary

Adam Strate - Treasurer

Kim Transue – HOA Management services, LLC

President Steve Silkworth called the meeting to order at 6:10PM and welcomed all members of the board.

Discussion #1

Homeowner concerns – A resident has concerns about the empty lot next to his property. He expressed interest to buy the lot out of concern that the developer may build a home on the irregular shaped lot. Concern was for added traffic in that area as well as water runoff into his property causing damage as well as the CC&Rs and if they would be upheld. It was noted that if this homeowner were to buy the lot he would still need to pay HOA fees on the lot in addition to his own home. Also, if the homeowner decided to build a shop on the lot would that cause a conflict to other neighbors that had expressed interest about buying extra lots for the same purpose. At this point in time it is unclear if the developer will be using the lot to build a home or if he would be willing to sell the lot to said homeowner.

Discussion #2

Neighbor at Milton Court – crack in asphalt needs to be fixed. The crack extends from side to side and is very deep and continues to erode. Questions is who needs to fix the crack, is it the county or the developer? Further investigation will need to be done to see if the county will be responsible. The past developer Buster Heitman is now bankrupted therefore we cannot plan to have him help to fix the crack. There is also a question as to whether the county will pay due to the sidewalks were not in therefore the county may not pay as it probably was not turned over to them. Steve will look into this and will look for a map to confirm. Kim will reach out to Buster but it is felt that financially he will not be able to do anything with this. Currently, the new developer, White diamond is in-charge of new lots and they take care of turning roads over to the county.

Discussion #3

Architectural requests – Steve will continue to format, write memos, and attach e-mails and get the requests to the rest of the board to vote on.

Currently there are 3 requests:

- Rolling Gutter - no paperwork submitted
- Paint job

*Last year arch request we got about 12-13 requests.

Discussion #4

- Legal update: Did not need legal attorney in 2016.
- Treasurer report: Adam to submit to Teresa with year-end balance.
- Kim sends monthly statements of the savings and checking out via emails to all board members.
- Wendy does not need to go to the CU to switch accounts over. Per Kim just bring signed minutes from previous meeting showing the outgoing president to CU.
- Steve will double check to see about getting names switched over on accounts at credit union to make sure that is all Adam will need to take care of the accounts.
- New Treasurer - Adam Strate will get profit and loss statement detail, balance sheet how much is in checking and shows STCU, AR report shows who owes what. This goes out to everybody via e-mail.

Discussion #5

HOA costs:

- \$225.00 per year per lot.
- Late fee 10% \$22.50 for every year the homeowner is late plus Interest rate.
- Those who do not pay and sell their property gets a demand note prior to selling property.
- The HOA can turn over the homeowner to collection for those who do not pay.
- Cost will be 40% for collection fee and any fees incurred by the HOA for collection costs.
*However, Steve mentioned 5% rule so careful thought should go into any homeowners that are late.

Discussion #6

Future quarterly meetings get verbal and written okay by board. However, if nothing to say or anything new to bring to a meeting it will be agreed to forgo the meeting for the quarter. Agreement between members will be communicated.

Discussion #7

Landscape - Sprinklers are contracted every 2 years; Daryl takes care of the sprinklers, and is in charge of the landscape.

Discussion #8

CCR compliance:

Watercraft vehicle on Cochran. Adam thought this was someone who buys and sells vehicles and did not think it would be there long.

Utility trailer – on Hawthorne to be checked into.

Other Business:

- Yard sale – in planning phase.
- Community involvement - BBQ – Sanjay mentioned might be a possibility.
- Jesse's Bluff Facebook page – open forum for neighborhood. Adam can look into this.
- Wendy was able to get website up to date.

Volunteers:

Wendy Allen – Web page

Daryl Alvernaz Landscape committee

Next meeting date to be determined by the board for 2nd quarter.

Steve Silkworth will contact board members with meeting date at a later time.

Meeting adjourned at 7PM

Respectfully submitted,

Teresa Poole, Secretary