

**Hunters Ridge Homeowners Association**

**Annual Meeting Minutes**

Wednesday, June 10th, 2020

Zoom and AT&T

6:30pm

1. Call to Order – Introductions of Board of Directors, Residents

Board: Pete Weiler Steve Klett Lalitha Sanders

 Sid Stark Durgaprasada Kalluraya

1. Proof of Notice – Sandwich Board Signage, emails sent out, notice on web site.
2. Verification of Quorum needed to hold Annual Meeting (5% of homeowners = 6 units)

19 people joined

1. Review 2019 Annual Meeting Minutes (copies provided)
	1. Vote ? Yes – approved unanimously
2. Reports of Officers
* 2019 Review; President
	+ Most efforts spent negotiating with the City Re: road construction
	+ A traffic circle was added on 45th Way and 247th Ave to slow traffic
	+ Tree removal at the park entrance and the green belt was completed.
	+ Park drainage was deferred to FY20 due to wet conditions.
	+ Lawn Care – There was a concerted effort to encourage owners to maintain their front yards. This is expected to continue.
* Current Financial Review: Treasurer
	+ Income statement and balance sheet was presented
	+ Only notable income was land sale
	+ Notable income was the land sale at the entrance to the city for road construction
	+ We will be put a new signage after city work is done
	+ Water and power are going to be off until construction is completed
	+ Checking account Balance: $25,600
	+ Savings account Balance: $125,500
	+ One homeowner asked would it be possible to put the balance in CD?
	+ Board has an action item to figure this out.
	+ Another notable expense was the landscaping and trees removals
	+ One homeowner asked if accounting company does audit and if can share the audit results in the website?
	+ Board has an action item to consider this.
	+ Treasurer commented that water budget will probably a lot less as water is cut off.
	+ One homeowner asked are we paying the landscapers same amount since there is no entrance is not getting maintaining?
	+ Treasurer answered that we got $100 less for the construction period.
* Present & Approve 2020 Budget; Treasurer
	+ Budget was approved unanimously.
1. Election of Board of Directors – 1 position open
* Nominations from the Floor
* Ms Miller volunteered to be a board member
* Mr Valek was asked if he would like to join
* They both were voted to be part of the board after Steve proposed and everyone agreed.
1. New Business
* Front Yard Maintenance – For all to meet minimum standards
	+ Discussed current plan to send out notices and fines if properties are not maintained.
	+ Board will send notices and if homeowner failed to address.
	+ Fine will be $50/week. There should be an appeal process for extenuating circumstances.
	+ Homeowner asked what are the specifics of "maintetance" and asked board need to publish the guidelines.
		- Board to decide this in the coming monthly meeting.
	+ Homeowner commented that neighborhood is declining and it is important to pay attention to these details.
	+ Homeowner Should we include landscaper contacts?
		- Board mentioned that we can include current landscaper information
	+ The yard maintenance letter was shared.
	+ Lighting removal notice should be respectful of various events from different cultures. It can be 1 month after the event.
	+ Homeowner asked what is the plan for front signage and will we get multiple bids.
		- Board answered that we will be planting some trees and also get multiple bids.
	+ Board updated that we plan to make the traffic circle on 247th permanent.
		- While some Homeowner expressed concern on the plan and others supported the idea.
		- Board updated that there will be vote where all homeowners will participate. Also updated that Livingston homeowners will also be voting.
	+ Homeowner asked if we should expand the scope of the park maintenance project.

1. Adjournment 7:25 PM