

**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