

2/19/16 HOA

Minutes AWC 5:45 pm

Jason: call to order →

John Moved accept minutes - Sherry Seconded
All in favor

Tom Buggs

Jacob With

Jason Jain

Mike Nelson

~~Sherry Deetz~~

John Cattles

Jenice Lane

Jason provided
P+L; Aging Sundry, Budget
for 2015 & proposed
Budget for 2016Checking & provide Budget for 2016,
Register Acct. detail w/ TransactionsJason: Snow Removal budget increased to
\$3,500 to keep driveways clear

Reserves look strong

Approval of Budget for 2016
Sherry Moved John Seconded
(with amendments to follow)Jacob & John will work on tree &
boulders (developer funded landscaping
approved last year) for planting this
Spring.Jacob suggested that we get Jay Dot Ben to
give a Bid, have Rick consider it. Have
HOA pick up whatever Rick does not want to &
have JDot do it, but speak to house owners
before spraying to protect whatever they desire

Sherry: Signage up front indicating that these are Private Roads to discourage people driving through unless they are looking at lots. Like Dos Rios island sign - on both sides after entrance.
→ add \$500 to budget

Weed Removal flexible ~~being~~

Jacob: HOA Mgmt.

Before we can enforce the policies and fines - they must be signed -
~~Debra~~

Tom Signed on
behalf of RWE
as Sec. of HOA.

Distributed the BYLAWS

Who will manage HOA?

Jason has done it for free for 8 months

3 Options: Have Jason be bookkeeper + contract out other parts

- Find someone else to do it
~ \$350/month

- Have HOA self manage.

Suggestion: a member(s) of HOA take on the NON-Bookkeeping aspects of the management

Budgeted at \$70/month for Bookkeeping
Jacobus Firm will send out the invoices at a fee that is minimal (probably only postage)

We need a point person to have authority & commit to contractors.

John Cattles is willing to be appointed.
Tom appointed John to do it.

Tom moved \$70/month to Jason for Bookkeeping going forward + retroactive for last 8 months
Sherry Seconded -
Passed Unanimously.

~~Tom was sent an email - Make part of minutes.~~
Mike will be the contact for Nelson the River Bank improvement

Tom will re-direct them to Mike for coordination