

2020 SPRING BOARD of DIRECTORS MEETING MINUTES

Saturday, April 25, 2020 — Mattingly Residence, 5910 E. Hunter Creek Court

Note: *This meeting took place during the coronavirus pandemic. The meeting was held outdoors, maintaining social distance, with some members unable to attend or choosing to attend by speaker phone.*

Call to Order: 4:04 PM

Establish Board Quorum: Quorum established with 3 of 3 present.
Lynn Mattingly, President; Mark Doyle, Vice-President; Clark Bloom, Board Member-at-Large (via speaker phone).

Officers: Secretary Diana Doyle, Treasurer DeeDee Hoeft, and Webmaster Mark Doyle were present.

Committee Members: Architectural Design (Scott Sticha) and Internet (Mark Doyle) were present.

Member Representation: 11 homes were represented.
Arrigoni, Bachman, Barfield, Bloom, Dempsey, Doyle, Dunn, Frazee, Hoeft, Mattingly, Sticha.

Approval of Board Meeting Agenda: Motion to accept with New Business added to discuss painting front entrance monument, seconded, approved.

Selection of Officers: Motion to retain the same Officers, seconded, approved.

Architectural Committee Report: No report. Motion to have the committee continue to be chaired by Gerry Rovner and to appoint Scott Sticha, seconded, approved. Thanks to Neil Bachman for all his past service on the Architectural Committee!

Nominating Committee Report: No report. Motion to re-nominate the Board to act as nominating committee, seconded, approved.

Financial Review Committee: Each year a minimum of two members review year-end financials, report to the board, and then post results on our website (ARS 33-1810). Lynn Mattingly nominated Sarah Sticha and Greg Valentine, seconded, and approved. Thank you Sarah and Greg!

Acceptance of Minutes from Previous Board Meeting: Motion to accept, seconded, approved.

President's Report

- Reminder for landlords to make their tenants aware of Association rules as enforcement goes to the Members.
- Reminder that exterior improvements to home or yard need to be submitted to the Architectural Committee. PDF forms are available on the website, as well as the Design Guidelines and CC&Rs everyone signed as a requirement of ownership.

Treasurer's Report

- Reviewed 2019 and 2020 Q1 financials.
- Action Item: DeeDee Hoeft will allocate money from the Road Maintenance budget to the Mowing budget. Discussion about how YTD report appears under-budget, but is only because the report shows partial year.
- Action Item: Assessments in arrears and unpaid fines — See "New Business".

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Committee Reports

- Architectural: No report.
- Nomination: No report.
- Internet: Mark Doyle reported our new website is up and that only two homes have yet to sign up for the NEWS alerts. Internet has been installed for all homes except the two properties in arrears and we passed our first test of self-change-over of services from Members Call to Firlle. He invited members to submit items for the new Buy-Sell-Trade-Free category of NEWS by providing a photo and short item description. Thanks Mark for all his work on upgrading the community Internet!

Old Business

1. Renewal of Assessment Policy: Motion to continue with the policy (drafted by our attorney) providing multiple options to pay, seconded, approved.
2. Street Address for VDO: After years of work by Lynn Mattingly to obtain a physical mailing address in lieu of paying for a P.O. Box, it seems impossible without an “occupied structure.” Item closed.

New Business

1. Enforcement Action for Lot 12, 5838 E. Hickory Court for unpaid assessments and fines (2019 and 2020). The assessments for 2019 are now a year old and are greater than \$1,000. Motion to move to enforcement and start legal process, seconded, approved.

Board discussion, re: attorney’s fees to be paid from our reserves then reimbursed when house sells. The costs are unknown but action will be shared by 3Canyons HOA (common concern and action) to save costs. Member discussion about who pays the arrears and fines (bank, homeowner, buyer) and if selling price is too high, is there a potential for home unattractiveness.

2. Enforcement Action for Lot 02, 8710 S. Palisades Drive for neglected landscaping. Lynn Mattingly issued a notice of violation which expired April 16. Motion to act on the landscaping cleanup, with the HOA paying for the cleanup and placing a lien on the property was discussed.

Board discussion, re: adding pest control costs due to the issue of gophers spreading to the three adjacent properties. Member discussion, re: problem of this being a recurring issue and the possibility of contracting monthly or quarterly maintenance. This is not possible but the HOA can be ready to issue future notices as needed. Member discussion, re: the cost of the cleanup and the liability the HOA would incur. Discussed the option of ignoring the neglect rather than incurring costs. The members felt the HOA was obliged to enforce the CC&Rs for everyone, but a cap should be put on the total cost.

Lynn Mattingly amended the motion to obtain bids to restore the landscaping to a maintained condition, with the option of gopher control, and if the cost does not exceed \$2,500 to proceed, seconded, approved.

3. Thanks to Jill Bachman for her great job as Secretary and Webmaster, tasks which now apparently take two people to fill!
4. Thanks to Neil Bachman for his work on the Architectural Committee; and to Scott Sticha for volunteering to step in!
5. Repainting of the front entrance monument: Nine years ago the front entrance stucco was painted for \$1,299. Lynn Mattingly obtained two current quotes of a comparable cost. The budget does not have a yearly allocation for this maintenance item but it can be paid from the Landscaping and Road Maintenance budgets. Motion to repaint the front monument with the cost not to exceed \$1,600, seconded, approved.

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6. Road Maintenance: Clark Bloom pointed out we are damaging our recent road maintenance by allowing camphorweed to encroach at the edges of the asphalt. Lynn Mattingly agreed to solicit recommendations from BNR Paving and potentially taking care of this internally.

Open Call to Membership

1. Two members raised the question of whether any other members were experiencing slow Internet or outages during periods of high use, particularly given the statewide stay-at-home order. Mark Doyle said there is a greater-than-engineered burden on all telco services nationwide but that CenturyLink Internet should be able to perform to our contracted rates (36 Mbps down/4.5 Mbps up/95% of the time) with a cabled Ethernet connection (not Wifi) and without a VPN or what he called “hammering the router.” Both Members said their issues were more uptime- versus speed-related. In the event of an outage, Mark said you need to call our Bulk-Plan 800 service number (855-234-5733). He would also like to know of any outages to be able to track if the issues are HOA-wide, street, or individual house wiring related.

2. A member asked if the mowed edge along the roads could be widened to two mower widths once a year. Changing our current contract could be troublesome and there are issues street-to-street that may prohibit this. Lynn Mattingly and Scott Sticha volunteered to mower-up and do what they can. Thanks guys! And additional thanks to Lynn for all his work on the mowed trail maintenance.

Adjournment: Motion to adjourn, seconded, accepted. Adjourned 5:22 PM.

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