

Autumn Ridge Homeowners Association

Annual Meeting Minutes 5/10/2021

Board Members Present
Nate Elgert, President
Cindy Maurer, Secretary
Chad Langford, Treasurer
Todd Hill
Dan Werner
Kurt Welu
Matt Heesch

Not Present:
Joe Sorenson

This meeting was held via a Zoom call due to the continued Covid 19 concerns. Seven residents were in attendance.

General introduction by President, Nate Elgert of all board members

The Homeowners Association responsibilities are twofold:

- 1) Maintain entrances and common areas
- 2) Covenants enforcement with a goal to keep the viability, attractiveness and character of our neighborhood up to enhance home values.

Dues remained at \$135/household with a \$10 prepay discount. The dues are what provides the funds to accomplish the above goals and responsibilities of the Board.

Social activities sponsored by the homeowners association include: 4th of July parade, TGIF Party, garage sale weekends, progressive dinner and an easter egg hunt. In 2020 all activities were cancelled due to Covid. In 2021 we have had the Easter Egg hunt, Spring garage sales and are planning on having the other events as scheduled.

SECRETARY:

The minutes from the last annual meeting were read by Cindy Maurer.

BUDGET:

Chad presented the treasurer's report for actual spending in 2020 and the budget for 2021.

He noted we had a loss in 2020 from our budgeted numbers, however the loss was only \$1050, a third of what we projected. The new budget for 2021 projects income will remain consistent, however with legal and landscape figures higher, we are forecasting a loss of \$5,600 in 2021.

We reviewed bank account balances and keep approximately 12 months operating expenses in reserve. This should be at \$30-35,000 to run the board and was reflected in account balances at that level.

We reviewed each category of the budget and expenses. There were no questions on the budget.

Our dues collected for all past years since 2010 is now at 100% due to our lien policy for unpaid dues. We currently show no liens or overdue dues.

COVENANTS:

Todd provided an overall review: We only had to send 3-4 letters throughout the year. Above ground pools were 2 of the issues and those will be observed for future compliance. There was a trailer issue and one garbage can issue for storage in the front of the property.

We did receive quite a few calls for cars parked on the street and not moving. This is not a covenants issue, rather a city concern and after calls to the mayor's hotline they did move. The most common complaints we receive are for trash can storage, cars not moving and boats/trailers parked in drives. Most issues either resolve themselves or are resolved through discussions between homeowners.

We are in the process of changing the covenants to streamline language; make them easier to update and enforce; remove obsolete items and bring things to current day standards. Portions of the covenants expired and need to be reinstated. The goal of the covenant changes will be to promote an attractive look and feel for our neighborhood and maintain home values. We will be mailing a summary document of the changes to homeowners to obtain signatures and will follow up with a door to door campaign from the board to collect signatures to make these changes.

Roofing guidelines will be added to the covenants with minimum standards and people should be free to go above that standard if they wish. Our goal is to have a consistent look and feel within a color spectrum.

LANDSCAPE/MAINTENANCE:

For the past 5 years we have used Lawncare for Less as our landscape vendor. They are doing a very good job and are reasonably priced.

We have an arborist program to treat the pin oaks and bag worm problem. They also will tend to trimming and replacing trees as needed. We have added additional mulch to areas which had problems.

We will be adding some perennials, mums, tulips, etc. to the entrances for additional fall and spring color. Some painting of letters in the monuments will be done also.

We have a service to remove snow at the entrances and they are doing a great job.

ELECTION: There were not enough homeowners present or ballots returned to have a quorum. The board will therefore appoint the open seats on the board. However, we did

receive 50 ballots back which is higher than usual. This may be attributed to ballots and dues being submitted along with directory sheet information. Still looking into online voting and bill paying options.

Q & A:

A question was asked about the widening project on 168th Street from Q to Center and how it might affect our entrance. They have begun the process between Pacific and Center. It should be in our area in late 2021 and for sure in 2022 on the stretch from Q to Center. We have not been contacted by the city yet. Our entrance shouldn't be too directly affected as it is already 4 lanes at the P Street area.

Someone asked what happens if a resident doesn't pay their dues. The Board sends them repeated notices and if no payment is received for that year a lien is filed against their house which is charged fees and interest as long as it isn't paid. Once the house is being sold the title company will collect those fees and they are eventually paid.

Meeting adjourned.