

Elkhorn Highland Ridge HOA – Directors December Board Meeting

Meeting Minutes 12/7/2022

Call to Order

Roll Call – All present Barry DeJong P, Russ Ninemire VP, Mary Robinson-Neff, Jeris Rue

Review of the November 2nd, 2022, Meeting minutes; Russ motion to approve, 2nd by Mary. (Note that the October 9th meeting minutes were completed by Barry on and dated November 22nd, 2022.)

Review of Financials – presented by Mary - \$5494.40 received by 72 members since letter mailed 12 days prior.

Review of Nov. letter and due's collection – good response, letter tone and locally mailed may be a reason.

Member contact reports - A round table discussion was held regarding contacts by board members with residents sharing their thoughts and concerns. Topics included: dues, islands makeover, front entrance holiday lights, complaints of now front storm door, barking dogs, too tall flag pole.

Decoration Committee – Decorating committee Holly Vanapariti, Jody Ninemire, Jennifer Christensen, Amber Kyncl completed their first project, planning, purchasing and installing the holiday lights. Jamie Kyncl connected the new spotlights for the front signs. The board thanks the efforts of the volunteers.

Discussion of fees on dues -Ninemire – Venmo and PayPal fees. The committee offered the option of placing Venmo and PayPal on the HOA website, as a convenience for residents to pay dues. The board did not anticipate the number of members who directly pay from their individual payment apps instead of the ones listed on the website. The website includes the service fees with the payment. Personal apps do not include the fees and charge it to the HOA. This causes the HOA to absorb the fees. Or in other words, causes all members to pay the fee. The board discussed the issues and agreed to place language in next year's membership annual letter that breaks down the service fee cost for both Venmo, PayPal, credit card and check (no fees) as a selection choice, on the invoice. That should prompt residents to include the service fee with their payment.

Solar Panels -Robinson-Neff, Rue – A vender inquired about installation of solar panels on homes. The covenant requires board approval on improvements to a residence. The board believes this will be a recurring issue in the future, and is considering a committee or an advisor for guidance. It was suggested that the HOA contact other neighborhood leaders and see how they are handling this issue. Concerns listed by the board include solar panels mounted on the street facing part of a roof. Panels mounted on free standing stands on the property etc. Further discussion is needed as the board wants to be consistent with all future requests of this nature.

- **Filling the 5th open board position** – The board was encouraged to bring candidates to our attention for a vote on the open position. During our meeting, a candidate was interviewed over the phone and the board voted Kimberly Bachman as our 5th board member. Motion by Russ, seconded by Mary, all approved.

Website/Social site updates – Minutes are posted, Venmo and PayPal are up and running. The FAQ page is up and running and we will be adding items as they become apparent.

2022 Year in Review – This was the first full year of the new board. Accomplishments complete overhaul of island #2, the irrigation system, new lighting at signs, neighborhood cleanup, managed all maintenance of islands, added rocks to all islands and holiday lights. Expansion of website

2023 Planning Goals – The goals discussed are examples presented for future considerations.

- Forming resident engagement committee starting with finding a chairperson
- Island #3 makeover
- Ask Attorney Klancy Peterson to assist in updating the Bylaws. The board wants an estimate for the cost to complete this task. Several sections need to be updated and adjusted with historically acceptable numbers and ratios for residents to have more of a say in governance.
- The number of meetings Directors want to have in the coming year was discussed. The decision for quarterly meetings with “as needed” meetings and the community meeting on the second Sunday in October. Meetings proposed for January, March, June, September, (October), December. The October meeting is the membership meeting and open to all EHR residents. The other meetings are closed meetings. Anyone wishing an agenda item may submit it in writing and ask to be invited to the meeting for discussion
- The last open lots have now been built with houses and are awaiting sale on 191st ave. – After the sale, Sudbeck no longer has any standing in the EHR subdivision. The Board wishes to approach Sudbeck about obtaining the EHR website for a reasonable fee as it is simpler than our current website.
- The board discussed having a discussion with legal counsel on those who are delinquent 3 years after January 1st 2023 deadline. The board wants guidance for issuing delinquency notifications and proving notice that further non-compliance will result in legal action beginning with a lien on delinquent homeowner property. The board believes that by not paying their contractual obligations and or neglecting to meet their legal obligations, that legal action is necessary to protect the EHR residents who are following the contract and covenants of the Association. It was further noted that the covenant language offers language that allows for recovery of interest, costs and attorney fees should legal action be necessary.
- The Board discussed a future project for an additional Elkhorn Highland Ridge sign on 189th Street entrance, north of the roundabout.

Meeting adjourned at 10:00 pm.