

Tanoa HOA Board Meeting, Friday Sep 29

Meeting commenced at 6:05pm and adjourned at 7:35pm

Attendees – John Moore, Jean Moore, Beth Kwiat, John Engstrom, Homer Castor, Dean Johnson

1. Election of Officers

Reviewed and accepted Tim Lane's resignation as President of Board
Reviewed and accepted Bob Weary's resignation as Member At-Large

We cited Section 4.6 of the By-Laws: Officer vacancies are to be selected from the remaining Board Members and elected by the remaining Board Members. We can have volunteers from the neighborhood to work with the Board.

Outcome/Decision:

John Moore nominated and voted as the Board President.
John Engstrom nominated and voted as the Board Vice President.
Ann Lane nominated and voted as the Board Treasurer.
Beth Kwiat nominated and voted as the Secretary.

Dean Johnson volunteered to assist John Engstrom on the Architectural Committee.
Homer Castor volunteered to assist Jean Moore on the Maintenance Committee.
Roger Hoagland volunteered to assist with Special Projects.

2. Maintenance updates

a. Zuni Sign Company has begun road sign repair throughout the neighborhood. Note sent to neighbors advising of activity. We revised the project to accommodate the budget as per the special board meeting on August 27 called to review the budget allocated to support sign maintenance (see below for minutes from that meeting). We have made a 50% deposit. The project does not include painting the posts. Zuni proposed \$708 to paint all of the posts.

Outcome/Decision: Dean and Homer will pull together a crew to paint the posts, saving the cost of \$708.

b. Neighbor(1) expressed concern regarding the 'no outlet' sign at the 3-way stop of Tanoa and Elk View Rds. It is a County sign. Jean confirmed with neighbor(2) who owns the yard where the sign sits that neighbor(2) is fine if sign is moved. However, neither the Board nor neighbor(2) believe there is a major need to move the sign.

Outcome/Decision: Jean, on behalf of the Board, will encourage neighbor(1) to contact the County to initiate the activity.

c. Private Road Maintenance - have \$34K in the budget. This year, we cease payment into shared fund. Currently, we pay 26% and Elk Summit pays 74%. We will need to assess conditions of two private Roads and Elk Summit Road and investigate options

Outcome/Decision: Jean and Homer will investigate economical options for repair of private roads based on assessment of current conditions.

The following roads are included:

- Elk View Drive up to Elk Summit turnaround
- Elk View Drive up past 3213 Elk View Drive
- The Tanoa cul-de-sac from which 30975 Tanoa driveway extends

d. Private Road Maintenance budget: Currently have \$34K. Depending on outcome of item 2c, the amount may change. We reviewed the idea of investing half that amount into a CD or similarly liquid investment vehicle.

Outcome/Decision: Ann will research investment options and review with Board at next meeting. Prior to final decisions, the Board will consider amount in the budget as a result of item 2. c. above.

e. Neighbor(3) concerned re: the state of the covenant-compliance of the landscaping of a Tanoa home.

Outcome/Decision: Dean will contact the realtor on behalf of the Board inquiring the current status of the house ownership and expressing concern regarding the state of the landscaping, etc.

f. Neighbor(4) requested an ACC committee review.

Outcome/Decision: Dean, Homer, and John M will follow-up with neighbor(4) regarding his submittal.

3. Collection of Dues from Homeowners

Per our accountant, there a number of homeowners who have not paid their yearly THOA dues.

Outcome/Decision: John M will speak with Pam, our accountant, requesting that she follow due process to secure the dues payment from each resident. The interest earned from late payments as per the by-laws will be used to off-set accounting costs throughout the year.

4. Tract E

Outcome/Decision: Under Roger's guidance, the Board will review Tract E status with Blackfeather residents and lawyer, Fred Wells. Roger will provide a status at our next Board meeting.

5. Homeowner Communications

a. The website is one form of homeowner communication. The THOA President has managed the updating and posting of information to the web.

Outcome/Decision: Beth will follow-up with Tim regarding the who, what, when, where of the web posting to support the validation of SB100 compliance as well as to transition the function.

b. Neighbor(5) expressed interest in increased involvement and communication with homeowners.

Outcome/Decision: The Board will improve regular communications with homeowners, encouraging more participation. We will begin with a newsletter in the next week. The newsletter will most likely be issued quarterly. John M will draft the newsletter. Beth will

distribute along with a copy of a summary of these minutes. One newsletter item can include a reminder of covenants.

6. SB100

Outcome/Decision: John will ask Roger to facilitate SB100 compliance. Beth will confer with Roger regarding SB100 compliance of the THOA website as required.

7. Improving Board Effectiveness

a. Outcome/Decision: All agreed that we will begin regular board meetings for 1 hour on the last Monday of the month. Next board meeting is set for Monday, October 30 at 6pm at the Moore's home.

b. Outcome/Decision: Each committee and officer will maintain a communications folder for historical purposes.

8. Covenant violation

Neighbor(6) has a recreation vehicle in their driveway, in violation of covenant 7.66.

Outcome/Decision: The maintenance committee will pursue the issue with neighbor(6).

Tanoa HOA Board Meeting, Aug 27 Special Meeting to Review Budget Allocated to Support Maintenance

Meeting commenced at 7:10pm and adjourned at 7:45pm

Attendees: Homer Castor, Tim Lane, Ann Lane, John Moore, Beth Kwiat

General state of the budget reviewed relative to the amount allocated to maintenance and the requirements for those monies throughout the year.

Noted:

- Budgets are tied to the timing of annual assessments with guidelines to approve, etc
- Special assessments clause exists – need to discuss if signage repair falls under special assessments

Additional information for decision making purposes: Planning to assess conditions of two private Roads and Elk Summit Road. This year, we cease payment into shared fund to pay for maintenance. We pay 26% and Elk Summit pays 74%.

Reviewed the needed repairs and costs. Reviewed the budget.

Outcome/Decision: The Board confirmed that the cost of the sign repair project can be covered within the Maintenance budget line item. Jean will contact Zuni to move forward.