

Tanoa at Elk Meadows Home Owner's Association

Board Meeting Minutes

Monday, March 31, 2014

Meeting called to order at 7:16p

- 1. Review and Approval/Disapproval of Minutes of preceding Board Meeting dated October 21, 2013. - Approved**

- 2. Old Business:**
 - A. Acres Lawn Service Co. reimbursement for damaged mail boxes in 2013 – R Hoaglund pursuing via our Travelers insurance.
 - B. Tripp's deck addition – approved.
 - C. Barrier posts for mail boxes – not pursuing as believe risk is low
 - D. Addition of two new Community Mail Boxes. The two additional mailboxes in the neighborhood will be replaced. Out for bidding
 - E. Urban's weed survey will be published in the Spring Newsletter. Will only email.
 - F. Elk Summit to be notified of "dead trees" visible in Tanoa. Trees blew over. G Green, R Hoaglund, B Rigo will pursue clean up.
 - G. Snow plow update. – We paid \$3500 + \$200 for total of \$3700 in 2012/13 year. Required to limit plowing to instances of 2 inches or greater.
 - H. Web Site Updates – B Kwiat will maintain
 - I. Will contract with Lam Tree to care for front entrance for fee of \$108 annually.

- 3. New Business:**
 - A. Set date for THOA Annual Home Owner's Meeting as well as the BOD meeting immediately following – Monday, May 19 beginning at 6p
 - 1) G. Green will draw up mailing notice of meeting to owners -
 - 2) Envelopes for mailing to be stuffed at next BOD meeting on Monday, Apr 14 at 630p. Will include notice of meeting and budget and mail by Apr 17. R Hoaglund will provide 2Q14 6 month and 2015 12 month budgets as well as one for new projects.
 - 3) Same notice will be emailed to all owners by B Kwiat.
 - 4) Select meeting location. – Stagecoach Sports Grill, G Green will reserve
 - a. G Green will schedule meeting date with meeting location management.
 - 5) Notice of meeting to be received by Home Owners at least 30 days prior to meeting date.
 - B. Spring Newsletter Discussion.
 - 1) Newsletter to be emailed only - agreed
 - 2) G Green will draw up newsletter and submit to BOD prior to emailing.
 - 3) Discuss items to be included in Newsletter. – picnic, clean up, welcome new neighbors, no trailers/boats , etc , website log in info and new Albertson's tenant (B Rigo will pursue details for new tenant)
 - C. Annual Dues notification to be US Mailed to all owners. (will mail separately. Due Jul 1 with penalty after Jul 15. Need to mail on Jun 1. Will stuff on Mon Apr 14. R Hoaglund will print address labels x 2. G Green will provide stamps.
 1. Statement to be drawn up by G Green.

- D. 2014/2015 Budget (Roger) drawn up and agreed upon prior to Annual Meeting.
- E. Welcome basket for new owners (Andrew Long and Virginia Peterson) of Peterson's residence at 3243 Elk View Drive. In process.
- 1) Urban notified – will have D. Linke compile and present.
- F. Irrigation water to be tested and turned on around Mother's Day. Need to have it tested by same vendor. THOA BOD representative not required when testing.
- 1) G Green and B Rigo will be there when turned on but don't need to be there when testing. Testing needs to follow as soon as possible to turning on.
 - 2) R Hoaglund has rock to cover the plumbing and will pursue cutting lower to fit. Before we make this decision, G Green will call water dept to pursue putting plumbing back flow valve into manhole to protect from theft as well as to protect from weather.
- G. Review of 2013 filed Tax Return. R Hoaglund \$200 per quarter for accounting and paying bills, etc plus \$450 for tax filing. Total budgeted is \$2400. R Hoaglund will pull \$20K out of checking account to put into cd/other to mitigate liability of having entire budget in checking account.
- H. Fire mitigation – we cleaned up forest previously. We need to pull the trees down under the power line along Stagecoach. Topping off has killed the trees. Estimate that there are 50 trees. Don't remove, just pull down. Won't impact the view to Stagecoach from our homes. R Hoaglund will include as a long term project . Other suggestion is to have neighbors rake dead needles and pine cones.
- I. New Albertson's tenant – Big R Feed and Supply Co. as an additional location to current store in Conifer. Will want to ensure that downward facing light levels are maintained. If have an issue, will involve Tandy Jones with ENABLE. (We pay \$25 annual for Enable to represent /lobby for our HOA)

4. AOB: none

5. Scheduling of next Board Meeting - Mon Apr 14 at G Green's home at 7p

Meeting Adjourned at 9:26p