

# **Tanoa Homeowner's Association BOD Meeting**

**April 25, 2017**

## **Meeting Minutes**

**Meeting called to order at 7:10p**

**Attendees – B Rigo, U Quint, Jeff Tripp, Jenn Tripp, E Skagen, J Giroulx**

- 1. Review and approve/disapprove of minutes of preceding meeting (Nov 15, 2016) - approved**
- 2. Old Business:**
  - Jay's Fix It All repaired the front sign light fixtures and replaced the bulbs with LED bulbs for an extended life. The repair cost was \$492.00.
  - B Rigo, Jeff Tripp and Jean Tripp volunteered to clean up the front entrance, removing weeds, replacing 2 or more Russian sage plants and adding other plantings.
  - The sprinkler system will require certification of the backflow with an expected cost of \$80. B Rigo offered to show anyone interested how to check the system.
- 3. New Business**
  - The Elk Meadow Dog Park was closed on 4/4/17 resulting in a noticeable reduction in traffic through our neighborhood.
  - New Neighbors:
    - 3101 Bergen Peak Dr: Chris and Delain Mott
    - 3243 Elk View Dr: Brian and Amy Sward
    - 31266 Tanoa Rd: Dennis Costello
    - 3174 Elk View Dr: New neighbors coming soon!
  - Affordable housing is proposed for the area where the tennis bubbles are currently. A zoning issue will require discussion prior to approval.
  - Noxious Weeds: Foothills Vegetation has been spraying our neighborhood-owned open space. The Board is not satisfied with their performance and therefore will consider another company in the future. Additionally, a flyer will be emailed to homeowners with pictures and information on the noxious weeds in our area.
  - The snowplowing cost for the neighborhood this year was a manageable \$3106 due to lower amounts of snow than usual.

- The 3rd Annual Fire Mitigation Day will be May 20, 2017. A notice will be sent out. We will ask neighbors with chain saws to help. Others will be asked to use loppers and break down branches for slash. Slash pickup will be easier this year as the piles will be picked up for us.
- The Neighborhood Picnic will be August 19th from 6-8p in the Tanoa cul de sac. Tables and chairs will be rented. Neighbors will be asked to bring their own drinks plus a dish to share.
- U Quint suggested a review of the dues owed by certain Board members. Additional discussion required prior to approval.
- Four homeowners are late in paying their annual dues. One additional friendly reminder will be communicated. If not acted upon, the homeowner(s) will receive a formal notice of the \$450 dues plus late fee assessment.
- Our next meeting will be in July, potentially combined with a Meet and Greet at the Tripp's house. Date tbd.

**The meeting was adjourned at 8:24.**