**5/7/2013 SWHOA home owners meeting notes**

7:15 Meeting starts

13 lots present at start. + 20 proxy votes – quorum was declared.

Lisa Cranston starts by nominating the board: Bishara, jdhasjkda, . All present say aye. Motion is carried

Laurie is leaving SW so asked if any volunteers for treasurer – no takers.

Laurie starts by reviewing budget:

                Missed 2012 billing so are catching up this week.

                No raises in dues since HOA created (12 years).

                One time fee $4500 for landscaping

                Landscaping company changed & increased fee due to that.

                Mailpost up, insurance down

                $500 – clean up paint on mailboxes as one time charge

                Discussed posting no soliciting

Bishara:

                Introdudes committees & solicit for more volunteers

Mitzi – Landscape report:

                Talked about changes being made by new landscape company. Mulch & cleaned up. Increased drip for trees.

                As part of assessment will add irrigation at monuments & planting at monuments for color.

Ted – architectures:

                Biggest challenge is paint color.

                Job is to maintain consistency & quality of neighborhood.

                Most colors have been fine, but some have not.

                Will update policy with list of acceptable colors. Make it easy for homeowners & ARC.

                Some home additions. A few backyard structures. Mostly have made sure that neighbors with LOS have accepted.

                Discussion on fences: neighbors should definitely talk to each other on shared fences to share cost.

                Requirement: backyard play structure above fenceline need approval

                Basketball hoops: should not be on street or sidewalk. So far haven’t really enforced this or other rules like no cars outside – want to keep this as friendly. Attendees agreed with that. Specific point raised though with hoops on sidewalks blocking wheelchairs, etc.

                Update CC&Rs to specifically state that landscape specifically should state that it is similar to original. General agreement on this.

Lisa Cranston – social & security:

                Distilled a security sheet that talks about what to do in an emergency. If you don’t have one, then ask Lisa.

                Contact sheet that will be distributed to contact each other.

                Keep eyes open for things that are amiss.

                Social: Potluck in Sept will continue

                Lisa is only one left on committee

                Bunco is still going

                Has a list of women interested in afternoon coffees if anyone needs.

                Will need help to keep the bbq going need more folks to help.

                Possibly could have other things: Bikes & trikes for little kids. Something for grandparents.

                Contact Lisa to join any of those things or to help with future planning.

Ted – monument repair assessment:

                Many neighborhoods have had copper stolen.

                Walked through ppt deck  detailing the plans**:**

**Some repairs are required**

* Electricity / current to each monument
* Access to change light bulbs
* Fixture repair, wiring, mounting

**Lighting Frames**

* Flimsy and copper.  May encourage future theft and may not support or secure new caps sufficiently.
* Access to lighting fixtures difficult.

**Styles Considered**

1. Flat top
2. Wooden frame with architectural shingles
3. Replacement with a metal cap of similar architectural styling as originally designed.

**Costs**

* Several contractors engaged.  Two formal bids submitted.
  1. $8,200 for 8 units.  $800 for lighting units reconstruction.
  2. $8,400 for 8 new units to include reconstruction of lighting frames for rigidity and access.
* Irrigation, soil treatments and landscaping to beautify each monument is an additional $2,700.

Total anticipated costs $11,100 plus materials for electrical updates Robert Angliss has volunteered to perform.

Ted Hawksford has already repaired the monument with stonework damage.

**Recommendation**

* Replace with galvanized metal caps of similar architectural styling and color to original.
* Update lighting frames and access for ease of bulb replacement.
* Update landscaping as needed for beautification and sustainability

… all for a low, one time assessment of $175 per household

                Asked for feedback on plan

                Q: When? We would do asap once money is in sufficiently & scheduled quicker. We would start the work as quickly as possible. Bill would go out by 1st week of June with assessment due by end of month.

                Q: What gage metal? Ted doesn’t know – it is heavier gage, but don’t know.

                Q: NE 21st Ct – any monument to add to that? Ted – had talked about it. Mitzi – said would rather have tree replaced.

Bishara

                Vote is called for & checklist to help.

                Another call for volunteers

                Finally tally: 35Y – 2N – motion passes for $175 special assessment.

8:20PM meeting concludes.