

SPYGLASS RIDGE HOMEOWNERS ASSOCIATION

February 14, 2024 Meeting Minutes

- The meeting was called to Order by Tom Beckwith at 5:30pm.
- Board Member quorum with the following Board members present: Scott Ryder, Pam Romig, Tom Beckwith, Karen Harkin, and Mike Cleary. Brent Smith and Don Carlson were not present.
- Agenda for the February 2024 meeting was approved. Scott Ryder made the motion and Karen Harkin seconded the motion to approve the agenda.
- The minutes of the December 2023 meeting were reviewed. It was moved / seconded by Mike Cleary/Karen Harkin to approve the minutes as presented. Motion carried by all the members present.
- **Other Business** - The sitting members of the board of directors voted by email vote to appoint Karen Harkin to fill the board seat vacated by Patrick Fhuere for the remainder of his term which is 11 months. Don Carlson, Tom Beckwith, Mike Cleary, Pam Romig, Scott Ryder voted affirmative. Brent Smith abstained from voting.

Treasurer Report - Mike Cleary

- January 2024 financial report
 - 2024 Lot Owner Assessments are 100% collected. There are still some assessments that have a second half due March 31. We had 77% collected at the end of January.
 - The CATV/Internet/Phone expense promotion period has ended. Effective 2/1/24, the monthly rate increases \$25. We use Spectrum for this service, which is a business bundle of phone line, internet, and two CATV boxes.
 - Annual Premium for the auto policy has been paid - \$196.
 - CC & Pool - Plumbing repair expense of \$577 for the RCC Kitchen sink was completed.
 - WD Yards did not send us their bill this past month.
 - Business Expenses: Estimated State Income Tax of \$454 and Annual Premium for McAfee virus protection of \$121.
 - Reserves: Annual budgeted income was 77% at the end of January and is now 100% funded thus far. Expenses as noted in the report.
 - A new card/seating table and chairs and new dishwasher were purchased for the RCC. We also retrofitted the remainder of the can lights in the RCC building to LED.
 - A CD was renewed last week. We also took \$50,000 reserve money to purchase a 24-month CD. We also took \$75,000 from Operations and invested it for six months. There will be another CD to renew in June and we will evaluate at that time the amounts we will need for expenses. Rates are variable and all assets remain in ANB Bank.

Committee Report

ACC Committee - Tom Harkin

- Brent Smith has suspended his participation in the ACC Committee and Earl Nicholson will be his replacement.
- The ACC Committee has not had a lot of new business to conduct.

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- Do we need a policy about the higher Kelvin lighting outside homes? Discussion was made to consider time limits or Kelvin limitations so that bright lights do not cause problems in other owner's homes. Some motion sensors are being installed that do not have restrictions. We need to bring this up with the ACC group to discuss further. The next ACC meeting is February 28. Tom Beckwith and Pam Romig will attend.
- Lot 166 has stakes that are placed in the HOA corner place. ACC will look at this once we get plans for the house. It might be that these are placed there just as surveyors' information.
- Cover the dumpster on Lot 174. A letter will be sent to ask the owner to get a cover.

Landscape Committee Report - Pam Romig

- WD Yards will be here every month as they are now charging us monthly. They have done Winter cleaning and pre-emergent spraying. Will Rahorst will be more involved as they have lost their irrigation guy (Mike).

Community Manager Report - Jennifer Mangan

- The Federal Corporate Transparency Act was minimally discussed. There is a webinar later this month and we will discuss this act after that event.

Other Business:

- We have discussed outside of board meetings about trying to get new board members and how to make it more appealing to our members. We suggested that maybe our board meetings could change to every other month or limit how many meetings are held each year. Other ideas that we might have to discuss are going to a management company if we can't get member participation on the board. A suggestion was made to have a board member have only a "trial" of one year to see if they make a fit. This would be a Bylaw change and need to be voted on by the entire community. Another Bylaw change would be reducing the Board to 5 members instead of 7. Discussion needs to continue this topic in future. Suggested that we tentatively NOT hold an April meeting and vote on skipping April officially in March.

Next Meeting: Wednesday, March 13, 2024

It was moved / seconded by Mike Cleary / Karen Harkin that the meeting be adjourned. Motion Carried by the entire group. The meeting was adjourned at 6:12pm.

Respectfully submitted,

Pam Romig

Secretary