

## SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION

### November 2022 Meeting Minutes

The meeting called to Order by Don Carlson at 5:31.

Board Member quorum with the following Board members present:

Don Carlson, Tom Beckwith, Mike Cleary, Pam Romig, and Scott Ryder. Brent Smith and Alisa Wise were absent.

The minutes of the October 2022 meeting were reviewed. It was moved / seconded by Scott Ryder / Tom Beckwith to approve the minutes as presented. Motion carried by all of the members present.

The November agenda was not adopted.

#### **Treasurer Report – Mike Cleary presented**

Review of October 2022 financial statement. No questions.

2023 Proposed Budget – Many of the expense items are similar to the previous year. Highlights are: Income line – Lot Enforcement isn't really income, but will be rectified by attributing to the category it was expensed from. Largest increase will be for Gas, because prices for Gas have increased this year. Insurance has bounced up – in 2022, we had three general categories, General Liability for property was \$4200, and Officer Policy for the Board of Directors of \$568, and an auto policy for HOA business less than \$200. This is what is used for the 2023 budget. Staff increases for Community Manager yearly increase, and less money allocated for Part time/Hourly staff as this was a one time expense in 2022 as the new Community Manager was getting up to speed. Uptick in Payroll taxes is reflected. We haven't experienced a Community Security Services so this was zeroed out for 2023. Community Center and Pool was increased by \$1,000. Pool Maintenance was increased, and other items are similar to current year. In Common Area, the Landscape Contract was increased by about 6%. Irrigation water is up a bit, but repairs are down. Business Expenses are down a bit for budget – small amounts. Taxes are in good shape. Non operating expenses – Capital Improvement will not have an increase as it has been diverted into the Reserves for 2023. The Architectural Fees and Interest and Penalties will all be increases into Capital Improvement. Reserve Fund will be increased by 5% to stay in line with the plan, which includes a 3% increase in the supplies for the items that might need to be replaced. This is less than 1% of the entire contribution in the assessments.

Rich Hooper discussed his concerns about irrigation water. We got an IQ Module put in late this summer. We should be able to control the amount of water being used in every zone within the neighborhood. Costs for the water from the prior year was down \$1800. We have lost some trees and plants due to less watering. He also questioned the increase in Payroll for the Community Manager.

Earl Nicholson asked about any expenditures that will be needed on the Reserve Plan. That will be a Board decision as items come up that might need to be replaced, as the Reserve Plan is

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just a financial plan, not a budget. We will need to look at the items that are on that list for next year. The projection of the Reserve Plan over 30 years was replacement over the life of the item, then the plan made on those assumptions. The new plan showed a deficit so the \$104 was what is needed to meet the expected expenditures according to the plan with a positive cash flow.

Inflation number is reflected over a 30 year plan. The reserve plan should be reviewed every 3-5 years.

Annual Assessment will be increased in 2023 to \$800 per lot for 224 lots! \$696 is for Operating Budget, and \$104 is for the Reserve Funds.

A motion was made by Tom Beckwith to accept the proposed Budget for 2023, and seconded by Pam Romig. All present Board Members agreed to the Motion.

### **Committee Reports**

#### **ACC Committee Report – Tom Harkin**

Two meetings have been held, with a couple of landscape plans that were not completed and are being recycled. We had one proposal for a solar array, and two new house plans that will be reviewed in a couple of weeks. There is an item about ACC liability for members that will be addressed by the Board in Executive Session.

#### **Landscape Committee – Jennifer Mangan**

1. Proposed winter watering – should we have this done every month? Dependent on the rain for that month. \$1100/month. Pam Romig made the motion to have winter watering to save trees as needed, and Tom Beckwith seconded. The board members present approved the motion.
2. WD Yards landscape contract (2023). Removal of dead bushes is an extra expense. The IQ Module should help the board ascertain whether or not certain areas are getting the water that are needed. WD Yards is to do an audit every month on each drip and sprinkler head. We need to make sure that this is done, and hope that the next Board can follow up on these items. Pam Romig made the motion to agree to the contract, and Scott Ryder seconded. The members present approved the motion.
3. Update on Lot #57 – The owner had the weeds removed behind her lot. The pipe behind the houses in Secret Canyon will be cleaned out by the City by end of the week. Weeds need to be removed in another HOA area between Lot 48 and 49 in the utility easement. This needs to be done all the way to the retention pond. Include getting all the weeds within the plants that have not been pulled.

Nominating Committee – Scott has been working on this for past month. We received one candidate and that person's application has been given to Jenn.

### **Board President Report – Don Carlson**

#### **Irrigation & Landscaping**

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1. Homeowner complaint on Elm trees – We cannot do anything about trees on private property.
2. New Pool Signs required (4-new rules / 2 – No Diving) – Budget will have \$800 to purchase new signs. Motion made for the new signs for Tom Beckwith and seconded by Scott Ryder. Motion approved by the members present.
3. CATV/Telephone/Internet – hope to make a change with two new TV's and stream TV programs in future. This will save \$100/month.
4. Pool Closing Schedule for 2023 – Look at getting volunteers to open and close Sat/Sun, and close the other 5 nights a week. Trying to hire this done has not been successful. Do preventative maintenance – like replacing ropes so that we have no problem with pool cover, to eliminate problems before they arise.
5. Many Thanks to those who helped clean and help maintain the trails.

Andre Pelletier (Lot #61) and Rich Gavigan(Lot #52).

1. Tiering for erosion on Secret Canyon with wattles – is that permanent? Terraces were cut originally, but those have filled up, and we had them cleaned out and redirected so that water goes to retention pond. Wattles were put up so that rain would block any mud flows. Cost was \$9,000 for this work. Can we get vegetation and make this less unsightly? Can Board commit to maintain this area over the next few years?
2. Plants along the Secret Canyon area that have been removed. Is there a plan to replace these plants?
3. Can homeowners clear plants that are dead? They would be willing to plant bushes and plants to help beautify their area.  
Secret Canyon residents are willing to put before the Board proposals and will be willing to do the work with the expertise to try and do it right. They will put together a plan to present to the Board.

Need to make sure Common Area on Secret Canyon is put on normal maintenance with WD Yards.

Thanks to Lot #207 – thank you for putting in your fence in a timely manner.

Motion to pause Board Meeting to go to Executive Session made by ???? and seconded by ????? (Tom Beckwith and Scott Ryder)

Executive Session: Yes

Board needs to make sure that ACC members are covered from lawsuits. Current insurance will not cover these members. Can an attorney make a recommendation so that the ACC group is working under the auspice of the Board? We might need to tie in anyone that has also plans to work on landscaping projects. Plan is to go to a Broker to find who will insure the Board, including the ACC and other volunteer entities.

1. Fines & Appeals (Lot 34, Lot #101, Lot #157, etc.)
  - o Lot #101 – getting their fence put in to cover the air conditioning unit. Since posts have been put in today, recommendation that we give them until November 11<sup>th</sup> to complete per homeowner letter.

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- Lot #167 – The Board agrees with the ACC that everything needs to be completed before deposit is returned. Motion was made by Pam Romig and seconded by Scott Ryder.
- Lot #167 Fines will be reduced from \$2,600, and assessed and capped to the amount of \$500. Motion was made by Tom Beckwith, and seconded by Pam Romig.
- Discussion on the additional lots that were fined for not removing weeds. The Board feels that we have established a process of informing lot owners twice a year that lots will be inspected according to the weed policy. Fines should stand.
- Liberty View Park – what to do? Quote from Antonio
- Secret Canyon – blue pipe replacement and put in road base gravel.

The next Board meeting is scheduled to be held Wednesday December 14, 2022

It was moved / seconded by Tom Beckwith / Scott Ryder that the Executive session and meeting be adjourned. Motion Carried by the members of the Board. The meeting was adjourned at 8:30.

Respectfully submitted,

Pam Romig

Secretary