

Minutes of The Terraces HOA Board Meeting March 20, 2017

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Cindy Snook, Gregory Seaman, Gary Holsher, Tina McGann and Lynn Kimmel.

Jim Eriksen, President, called the meeting to order at 7:00 p.m.

Lynn Kimmel, Recording Secretary read the minutes of the last board meeting.

Cindy Snook, Treasurer, gave a brief report of the funds in our Wells Fargo accounts as follows: Business Checking Account as of has a balance of \$15,185.25 and the Money Market Saving Account has a balance of \$2,277.29 for a total of \$17,462.54 (as of Feb. 28, 2017).

Cindy was served with a revised notice regarding the property located at 3199 Calgary (the property with the new lawn). A new attorney has been assigned and there is an open issue that has to do with an extension for military service.

The dues for the homeowners will remain at \$244.00 per year. Cindy will begin to collect the dues from now on and all dues should be paid to Cindy no later than May 31, 2017. Some discussion followed regarding whether we should raise the dues or not and it was decided that the dues should remain at the current level. It would require amending the covenants and that is very involved.

Marcos Sola-Cruz, Vice President, reported that the several lawns have exhibited noticeable changes in how they are being maintained. We need to come up with some options on how to make residents more interested in maintaining their yards so that the entire neighborhood looks nice. Marcos also stated that homeowners do not take kindly to being called out on the condition of their properties and others offer excuses for not addressing issues brought to their attention. Some discussion followed and it was decided that a letter should be sent to the families whose lawns are not being maintained requesting that they try to do a better job of keeping up their properties.

The following issues were discussed:

- Lynn Kimmel was asked to check the minutes of previous Recording Secretaries to see if there was any discussion about how the Home Owners Association had handled lawn issues in the past and whether or not we were governed by the Revised Covenants.
- Jim Eriksen asked the Board to try and come up with a date for the next Board of Elections which should be held sometime in December 2017. We will try to pin down a date as soon as possible but it will partly depend on Cindy's travel schedule as to her availability. Jim also asked the Board members who as willing to continue to serve in

their current position and both Cindy and I said we would continue for another two-year term. Both Jim and Marcos would not commit to continuing in their current positions at this time. They will try to recommend some replacements for consideration.

- Jim also asked if anyone was interested in starting a Welcoming Committee and both Cindy and I said we would be interested. I even volunteered to bake something to take to new residents and introduce myself to them and try to make them feel welcome.
- Tina McGann came to tonight's meeting and had all the paperwork regarding the new roof she is putting on her house. She just wanted to be sure she was in compliance with the Architectural Committee requirements. Since the new roof is not dramatically different from the old one, it was felt that she did not have to resend any information to the Architectural Committee.
- Some discussion followed regarding whether or not we should permit metal roofs to be used in the neighborhood. Some of the residents have made inquiries about them but generally it was felt it would detract from the consistent look of the neighborhood and therefore they are not being encouraged at this time.

Jim asked if there was any other business to discuss and when there was none presented, the meeting adjourned at 6:59 p.m. No date was set yet for the next HOA meeting. When we determine a date, Lynn will post signs and notify the residents via email.

Respectfully submitted,

Lynn Kimmel
March 24, 2017