

Revised Minutes of The Terraces HOA Board Meeting  
May 11, 2019

Present at the Board Meeting: Jim Eriksen, Eric Clark, Karen Bacon, Scott Huff, Adrianna and Greg Seaman, Marcos Sola-Cruz, Cindy Woodbrey and Lynn Kimmel.

Eric Clark, called the meeting to order at 4:34 p.m.

Lynn Kimmel read the minutes of the November 18, 2018. A motion to accept the November minutes as read was made and seconded.

The Treasurer gave the following financial report:

Wells Fargo Statement as of April 30, 2019	Checking Bal. \$20,332.28
	Business Savings Bal. <u>2,278.72</u>
	Total <u>\$22,611.05</u>

Interest paid for the period was \$0.05.

Dues for 2018 are all paid except for the foreclosed property at 3199 Calgary. The property has been sold and the closing is expected to take place on May 31<sup>st</sup>. Dues on this property were not paid for 2017 (\$244 plus \$25 late fee or \$269); 2018 (\$244 plus \$25 late fee or \$269); and \$265 for 2019. There is also an estoppel fee of \$25 due.

The HOA delivered the notices for this year's dues notifying residents of the increase from \$244 annually to \$265 annually. So far, Cindy has received 7 checks for this year's dues.

Old Business:

Eric went over several items from the November meeting including the following:

- Karen Bacon will call the city regarding whether it is required to have a fence around a retention pond and whose responsibility it is to maintain it.
- We need to follow up and get three estimates on what it would cost to replace the fencing for the entire perimeter of the development. We would like a 6-foot shadow box fence. If need be, we may need to talk further about assessing the homeowners to raise enough money to cover the replacement of the fencing that is not only crumbling but does not even meet the city code. One estimate from Secure Fence and Rail was for \$18,107 just to fix the existing fencing. Another estimate from Quality Fence was for \$14,332 to repair the fence. A motion was made to get an estimate for a full replacement of the existing fence. The motion was seconded and passed. We will try to get at least three estimates for full replacement of the perimeter fence. Once we obtain these estimates, we may need to update our insurance policy to cover repair/replacement of the perimeter fence in the event of damage.

- Karen gave Lynn the copy of the development map for safe keeping.
- A standardized letter will be drafted to send to homeowners who are in violation of the Covenants. We need to give the homeowner a chance to correct the issue before calling the city regarding the infraction.
- It was suggested that we also draft a Welcome Letter to be given to new residents of the development to give them the names of the HOA Board Members, give them the website where they can get information about the development and let them know that various forms are available on the website like the request to change the color of your home or the request regarding putting a new roof on the house or to get a copy of the Covenants. These forms must be submitted to the Architectural Committee for approval before any work can begin. It was suggested that we keep copies of all Architectural Committee requests.
- An issue was raised regarding some of the residents not cleaning up after their pets when they walk them. It is the responsibility of the homeowner to pick up after their pets in order to keep the neighborhood looking as nice as it possibly can. It was suggested that we might post some signs reminding residents to pick up after their pets.

#### New Business:

- Several people in the neighborhood are interested in getting estimates on metal replacement roofs as well as shingle roofs. Some discussion followed and it was suggested that as long as the roof was not some outrageous color it was okay to permit residents to put metal or shingle roofs on their houses but that they still have to submit a request to the Architectural Committee for approval before any work can begin. We need to meet certain standards throughout the neighborhood as well as meeting city codes.
- A question was raised about boat storage in the yard and the Covenants state that a boat may be stored in the driveway for a period of three (3) days. If the resident exceeds the three-day period, a letter will be sent referencing the violation and giving the resident a chance to correct the infraction.
- Eric raised a safety and liability concern about the broken gate at the property located at 3199 Calgary. Cindy will call the title company to inform them of this issue.

We decided to tentatively schedule another HOA meeting on July 15<sup>th</sup> at 4:30 p.m. Since there was no further new business the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Lynn Kimmel  
May 12, 2019