

Minutes of The Terraces HOA Board Meeting

July 15, 2019

Present at the Board Meeting were Eric Clark, Cindy Woodbrey, Adrianna and Greg Seaman, Marcos Sola-Cruz, Jim Eriksen, Brad Darmalingam and Yating Wang, Mary Scroggins, Donald Ringled and Lynn Kimmel.

Eric Clark, called the meeting to order at 6:02 p.m.

Lynn Kimmel read the minutes of the May 15, 2019 meeting. A motion to accept the revised May Minutes was made and seconded.

The Treasurer gave the following financial report:

Wells Fargo Statement as of June 30, 2019	Checking Bal.	\$31,827.04
	Business Savings Bal.	<u>2,278.89</u>
	Total	<u>\$34,105.93.</u>

Three homes in the development still have unpaid dues for the 2019: Godbey at 3171 Regina Court; Burrough at 3158 Winnipeg; and Bonaiuto at 3150 Ottawa. All dues and fees have been paid in full for 2018.

Old Business:

- A letter to residents who have an issue that needs to be addressed has not been completed yet due to Karen Bacon (Vice President) being out-of-town. She and Eric will finish writing the letter when Karen returns.
- Eric is still waiting for a reply from the city on the matter of whether a fence is required around a retention pond.
- No decision has been made yet on how to proceed on repair or replacement of the perimeter fence. Eric got an estimate from Fence Outlet of \$32,822 to just repair the portions of the fence that are not straight or are damaged. The estimate does not include straightening the concrete pillars in between the wooden sections. Eric contacted Viking Fencing for another estimate, but Viking does not do column work either. Discussion followed and it was suggested that we do not repair the fence until the columns are repaired first. Mary Scroggins will give Eric the information she has on another fencing company to get an estimate. This project will remain open until further details are available.

- Regarding the dog/cat feces issue, a resident is feeding and giving shelter to cats but says the cats are not theirs. A suggestion was made to trap the cats and take them to an animal shelter. It was also suggested that a letter be sent regarding this cat issue.
- Some discussion followed regarding permitting metal roofs as replacements in the neighborhood. It was decided that if the resident filled out a request and submitted it to the Architectural Committee for review, it would be okay to replace a roof with metal if it was not some outrageous color. Any metal roof will still have to meet city and county codes.
- Eric would like to raise the dues by 10% again this year for next year's dues. He feels we need to build up our bank account to handle large ticket items as they might come up. More discussion will follow so this item will remain an open.

The Treasurer gave the following list of items that are ongoing expenses for the development:

- Lawn Service - \$350/month (\$4200 annually)
- Pest Control - \$1230/yr.
- HOA Filing Fee - \$61.25/yr.
- Power/lights - \$500/yr.
- Insurance - \$1300/yr.
- Retention Pond Maintenance - \$1260/yr.
- Website Maintenance - \$46.99/yr.
- Office Supplies - \$100/yr. (Treasurer pays for office supplies herself)
- Bulb Replacement (for entrances to the development) - \$150/yr.

New Business:

- Don Ringled asked if he could put a shed on his property even though he does not have a fence around his property. It was suggested that he contact the city regarding the code for such an installation and refer to the Covenants for guidance on this issue.

We decided to tentatively schedule another HOA meeting on October 15 and details to follow later. Since there was no further new business the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Lynn Kimmel
July 16, 2019