

**Minutes of The Terraces HOA Board Meeting
December 15, 2019**

Present at the Board Meeting were Eric Clark, Cindy Woodbrey, Greg Seaman, Jim Eriksen, Bart and Karen Bacon, and Lynn Kimmel.

Eric Clark, called the meeting to order at 4:00 p.m.

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

The Treasurer gave the following financial report:

Wells Fargo Statement as of Nov. 30, 2019	Checking Bal. \$29,477.56
	Business Savings Bal. <u>2,279.17</u>
Total	<u>\$31,756.73</u>

All dues for everyone in the development have been paid in full for 2019.

Old Business:

- Some discussion followed regarding how the letter for covenant violations should be handled. We decided that the letter (issued by the Architectural Committee and the Board) will only be used as a last resort after giving the person a verbal warning citing the infraction in the Covenants, waiting a week to see if the infraction has been resolved and then if the issue still has not been remedied, then the letter will be sent. If after another week and the issue is still unresolved, the Code Enforcement office will be notified to let them handle the issue.
- We discussed the state of the fence repair project. The columns need to be straightened before the fence sections can be repaired. We still need to find someone to straighten the columns and Lynn will see if her daughter's boyfriend can do it or if he knows of someone who might be able to do the repairs on the columns.

New Business:

- Eric asked if we could set up another Board Meeting in January. After some discussion we decided on January 27, 2020 at 6:30 p.m. for our next meeting and for the election of board members.
- Lynn will begin preparing the documents that must go out prior to election of the Board and to see if anyone is interested in serving on the Board. She will also prepare an email to residents and post signs notifying the residents of the upcoming election.

- Eric proposed that we increase the dues for 2020 by 10% as permitted in the Covenants. A motion was made and passed agreeing to increase the HOA dues to \$291 for 2020 to build up our bank account to help provide more funds for things like the fence repairs.
- A suggestion was made to have some kind of community event in the spring in the hopes of encouraging more participation by the residents and for the purpose of meeting some of the new people in the neighborhood. More discussion on this idea will follow.

Since there was no further new business, the meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Lynn Kimmel
December 17, 2019