

Meeting called to order at 7:00 PM by Prem Harwood

Members Present: Prem Harwood, President
Josh Lustgarten, Vice President
Santee Acevedo, Secretary / Treasurer
Jim Gorman, homeowner
Randy Danielson, homeowner
Leslie and George Wood, homeowners
Lani Baird, homeowner

Proxy's Received: Himalaya Homes, via proxy (President to vote on all matters)
Lot 28, Sue LeRoy, via proxy (Randy Danielson to vote on all matters)
Lot 38, William H. Kimball, via proxy (Randy Danielson to vote on all matters)
Lot 4, Asuka Kissack, via proxy (Randy Danielson to vote on all matters)
Lot 23, Jeanne M. Lumley, via proxy (Board to vote on all matters)

Approval of minutes: Motion was made by Prem Harwood, and seconded by Josh Lustgarten to approve the minutes of the March 26, 2015 Board and General meetings. **Motion carried.**

Board and Officer Reports

Year End Financial Statement reviewed and approved as submitted.
2017 Budget reviewed and approved as submitted.

Old Business

Organizing a Crime Watch in the neighborhood was brought up by Santee Acevedo, but there is no interest by homeowners to pass out the monthly newsletter. This has been tabled.

Parking was discussed again. The streets have too many cars parked on a regular basis. This creates a safety issue for the kids playing, potential risks for damaged cars, and brings down the value of the homes. At this time, with the streets being public, there is nothing the HOA can do. Alternative options will be looked into by the Board.

New Business

Welcome Letter

Motion: Moved by Leslie Wood that the HOA Board create and deliver a welcome letter including the current CCR's.
Motion carried unanimously.

Children at Play Sign

Discussion: It was discussed that the HOA should install "Children at Play" signs. This will be looked into and discussed further once pricing is determined.

Raise Annual Dues

Santee Acevedo, Treasurer, discussed the need to increase the HOA dues. Reasons include:

- The HOA insurance requires the HOA to maintain a savings account for emergencies and long-term maintenance. At this time the HOA does not have a savings account.
- It is financially less burdensome to slowly increase the reserves to prepare for the future replacement of detention pond parts and any other unexpected expenses. The other option is to have a large mandatory assessment due from each homeowner when the repairs and maintenance are required.
- The dues over the past 10 years have been lower than comparable HOAs in the area and have led to a low balance at the end of each year.
- Dues have not increased, but the cost of all annual expenses have (PO Box, yard maintenance, insurance, etc.)

After discussion, the following motion was proposed by Prem Harwood:

Raise the dues by 20% each year, for the next 3 years, with 2017 dues being \$270, 2018 dues being \$325, and 2019 and future dues being \$390. Motion seconded by Randy Danielson. 3 no votes. **Motion carried.**

Amendment to CCR 13.4 (Animals)

Motion: Moved by Prem Harwood that CCR 13.4 be amended (per attached). Motion seconded by Josh Lustgarten. 3 no votes. **Motion carried.**

Amendment to CCR 13.5 (Garbage)

Removing “night prior” and “not viewable from the street” was discussed. *Motion:* Moved by Prem Harwood that CCR 13.5 be amended (per attached) and with the removal of “night prior” and “not viewable from the street”. Seconded by Sandee Acevedo. 1 abstain vote. **Motion carried.**

Addition of CCR 13.9 (Vehicles/Parking)

Motion: Moved by Prem Harwood that CCR 13.9 be added (per attached). Motion seconded by Josh Lustgarten. 3 no votes. **Motion carried.**

Addition of CCR 14.1 (Exterior Condition)

Removing “The Board of Directors has the right to determine these standards” was discussed. *Motion:* Moved by Prem Harwood that CCR 14.1 be added (per attached) with the removal of “The Board of Directors has the right to determine these standards”. Seconded by Sandee Acevedo. **Motion carried unanimously.**

Adjournment: Motion to adjourn meeting by Prem Harwood. Seconded by Sandee Acevedo.

Meeting Adjourned at 8:30 p.m. by Prem Harwood.