

PHOA BOARD MEETING Minutes, March 11, 2024

Attendees – Board members Carl, Christine, Judy, Julie, Kris and Rob. Jim represented the ACC.

The meeting was called to order at 7:07 PM and was conducted in person.

As the first order of business, the minutes of the February 12, 2024 meeting were approved with one abstention (Kris was unable to attend the meeting). As the next order of business, the meeting agenda was approved.

At 7:10 pm the Board adjourned to Executive session, and reconvened the meeting at 7:21 pm.

Committee Reports

It was noted that Committee reports had been sent out in advance.

ACC – Jim summarized the various actions detailed in the report, updated the Board on the status of the construction of a database of ACC activities, and provided an update on a potential legal action against one homeowner. Discussion ensued about the approved construction of an observation tower at a residence and noted general criteria such as concealment from and coordination with neighbors, match with other construction, and safety concerns. Jim stated that members should try to talk with neighbors in advance of any submission and noted that the ACC treats each request on a case-by-case basis since the covenants cannot anticipate all circumstances. Jim left the meeting at 7:38 pm.

Communications – Rob indicated that Stephen is assisting in the transition to Rob of all communications responsibilities. Rob indicated that the annual fee for iContact, the communications software, had increased to \$276. Following discussion, it was unanimously

VOTED: To approve the payment of \$276 for the annual cost of iContact.

Finance – Kris described the need to schedule the annual audit given the change in the HOA's fiscal year end to December 31. He indicated that Phil Emmert and Bill Thomas would be responsible for the audit this year, but that a replacement for Bill Thomas would be needed going forward. Kris indicated that he would prepare the tax return. He commented that the new credit card system is working well; by the end of February 94 HOA members had used it, with an additional 10 by the time of the meeting. He stated that 483 members had renewed by the end of February, with 10 more by credit card. This total of 493 did not include checks received by Julie that had not yet been processed. He noted that Jeff's credit card solution had worked well and described its enhanced functionality. He also indicated that the online payment would need to be shut down for this fiscal year at a date to be determined by Julie. He commented on satisfaction with the Adams Bank relationship after the HOA's return. He described the balance in the main savings account and indicated that after the completion of the annual membership, \$60,000 would be moved to a short-term CD. Finally, he indicated that the account had earned \$1,506 in interest; after the \$100 exemption, the HOA would pay taxes on the remaining \$1,406.

Social – Karin provided an update on Food Truck Tuesday for 2024 and indicated that several trucks had called trying to be included on the schedule. It was agreed that the first Connections promoting Food Truck Tuesday would be in April, that one of the Tuesdays would incorporate the annual Ice Cream Social, and that Jeff would be alerted so that these events could be posted on the calendar.

Discussion ensued about other potential social activities, such as Yoga in the Park, and the provision of burritos and coffee for Dumpster Day and fall Creek Week Clean-up on a first come/first serve basis. It was agreed that discussion would continue about staffing for Dumpster Day and ways to keep track of those who take advantage of this service.

Traffic and Safety – Carl summarized recent activity, including police events, off-duty patrols, and service requests to the City. He commented on a recent presentation by the Director of Public Works, including the continued funding of road repairs via the continued approval of 2c funding in the November election. He described prior work completed under 2c and indicated that if the funding is approved, work in the 2025-2029 period would be expanded into the neighborhoods.

Other Business

- **Development of Blodgett Open Space** – Multi-use, cost of \$7 million and will provide 246 parking spaces.
- **Solar Light** – The solar light highlighting the sign at the HOA entrance on Popes Valley had been stolen. Discussion ensued about its replacement and the upfront and ongoing costs to install a wired solution. Thereafter, it was unanimously

Voted: That the solar light at the entrance on Popes Valley Drive not be replaced.

- **Outstanding Business:** Distribution of postcards to residents who are not HOA members about the cost advantages of the trash solution and articles focusing on different themes in future monthly NewsBlasts. It was agreed that information about, and links to the City website would be provided in the next NewsBlast.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:42 pm.

Respectfully submitted,

Judith K. Benson
Secretary