New Columbia Owner’s Association

Quarterly Meeting Minutes

June 26, 2019

Attendees:

|  |  |  |  |
| --- | --- | --- | --- |
| **Board Members** | **Management** | **Vendors** | **Membership/Guests** |
| Rachel Langford | Alana Wilson |  | Kidus Yared  Roger Hayes  Dave Ferrier  Joe McNeff  Janis Khorsi |
| Simon Williams | Carrie Lewis |  |
|  | Robert Coleman |  |
|  | Keith Karlsen |  |
|  |  |  |

The meeting begins at about 6:45 PM.

1. Quarterly Meeting Minutes
   * November 2018 minutes approved (did not have quorum at February meeting).
   * February 2019
     1. Simon asked if we verify that homeowners have a City permit for tree removal. No, we do not.
     2. Meeting minutes are approved.
2. Member Comment
   * A homeowner has a crack in the common area cement and their email to management about it was not returned. There was a tree removed in front of their house, and a big stump was left. He emailed about it but it was not returned.
     1. Carrie – He lives in an ill-defined lot; the tree is leaning.
     2. Simon – stump removal should always be in the tree removal bid; if the HOA started it, they should finish it; email Simon about it.
   * Simon – Good things are happening with the landscaping. The hedges look good.
   * A homeowner addressed the “moving van village”. The responsible party started legal proceedings. There are moving pods, 3 cars, an RV with Tyvek, they steal neighbors’ power, and they kicked down a neighbor’s door.
     1. Alana – it is a rental house; the management company is in the eviction proceedings. Courtesy patrol is visiting that area frequently.
   * A homeowner asked how many homes are being rented out. Can the HOA fine homeowners with bad residents?
     1. The CC&R’s say we can send notice and give $25 fine.
     2. Legal committee can create a timeline for getting rid of a renter.
   * What is an equitable way of making it worth it for the community to have homeowners rent out homes?
     1. We need to shut down Airbnb.
     2. Alana – we have quite a few company home ownerships.
     3. Simon suggested that if somebody turns over home to renting, it must be managed by IPM.
     4. Carrie pointed out that this is the only rental home this problematic that she has seen in her two years.
   * A homeowner asked if there is a limit to the number of dogs residents can have.
     1. Yes, two dogs maximum.
   * A homeowner spent $1,000 replacing part of their fence because people back into the gate. Is there any way there can be a blanket statement for cars to park facing out so they can see and maneuver.
     1. Simon suggested that bumpers need to be on the outside of the fence, and to email management.
   * A homeowner asked what they can do about a car parked in a dangerous location. They need to call the police non-emergency, and email pictures to Carrie so that she can follow up with the courtesy patrol.
3. Landscape and Legal Committees
   * A few volunteers signed up, so that the committees can get off the ground.
4. Financial Review
   * Variance Report
     1. Income is good
     2. Payroll is good
     3. Administrative expense is good
     4. Courtesy patrol is up a bit for the month, but is good on the YTD.
     5. Utilities are going good; last year they were not good.
     6. General Expenses is on track
     7. Non-operating expense is good.
   * Trial Balance – Reserves are doing good ($351,000)

Meeting is concluded.