

July 28, 2014
HOA Committee Meeting

Start: 7:00 PM

Roll Call

- HOA Board: Brian Owoseni, Mike Bond
- Property Management Company: Nate Fotheringham w/ Rockworth Management Co.

Asphalt Repairs

The results of the asphalt slurry seal were discussed with some concern over the lack of notice given when the second day of work was moved from Friday to Saturday, due to weather. Better communication was requested as many homeowners were unsure when the work would be performed following the delay on Friday. The final invoice was reviewed from Ridge Rock Construction, with a follow up by Nate requested to reconcile the difference in square feet from the original quote and invoice.

Concrete Replacement

Nate explained the process that the Board went through to determine what driveways needed work and the soliciting of three bids. The Board requested Nate to contact Ridge Rock before the next meeting and begin discussing available openings to perform the work. The final decision in selecting a bid, and beginning work was delayed until the questions from the asphalt repairs were answered, since Ridge Rock performed the asphalt service and is also bidding the concrete work.

Budget

A draft of the 2015 budget was provided to members of the Board from Mike and Nate, both versions are similar but contain minor differences in future expenses such as cable and insurance. The allocation of funds for the reserve account was discussed; with the goal of increasing the amount saved each month in accordance with the reserve study performed last year. A final draft will be produced by Mike and presented at the next management committee meeting. Once agreed upon, the budget will be submitted at the Homeowner's Meeting for approval. The benefits and consequences of changing to an accrual based accounting method was discussed, and a preliminary decision was reached to switch from cash to accrual accounting in January 2015.

Landscape Maintenance

Mike mentioned the dry areas in the landscape and requested that Nate contact the landscaping company to ensure the sprinklers were in good working order. If repairs were needed, he suggested delaying replacement of trees, until next spring, in favor of sprinkler repairs. Mike also suggested a review offered by the water district to ensure the HOA is efficient in water use. Nate was asked to follow up on the repairs and water district review.

Owner Concerns

Ian Prescott reported that some stonework has fallen from the outside of his property, Nate reported that other stonework was scheduled for repair and this issue would be included. It was mentioned that some streetlights are not working, and concluded that Nate will check if they are the responsibility of the HOA or if they are owned by the city or power company.

Conclusion

The time of the next meeting will be determined via email, and notification provided to homeowners.