**HOA Meeting Minutes: March 10, 2022:**

In attendance: Joe, Matt, Jill, Brian

Absent: Brad (excused – appointment with a client)

Meeting called to order: 7:03 pm

1. Approval of last meeting minutes:
	1. November 2021: Matt motion to approve, Brian seconded
	2. December 2021: Matt motion to approve, Brian seconded
	3. January 2022: Matt motion to approve, Brian seconded
	4. February 2022: Matt motion to approve, Brian seconded
	5. 4-0 in favor to approve, all outstanding meeting minutes were approved.
2. Graham lane homeowner design request status
	1. Paint request that was rejected during the last meeting was amended and now meets approved paint list guideline. Matt and Joe signed off.
3. Landscape winter job responsibilities
	1. Matt and Joe to talk/meet with Kannon
		1. Tasks to be discussed:
			1. Remove dead plants
			2. Remove dead trees
			3. Get update from landscaper and an outlined plan to hold that accountable (break down by season)
			4. Replace most of plants that are being removed but should look at filling empty space- have budget set aside for round about. ($10000 for replacement, $5000 overruns, $3500 for mulch and rock)
			5. Replace most shrubs with the same species, look at possibly updating with different species of trees.
4. Fence replacements
	1. Need to discuss together and triage areas most needed.
	2. We currently have $15000 budgeted for this year. We will assess see what areas need the most attention and prioritize order of replacement.
	3. Once weather allows, we will plan a group walk through to assess.

New business:

1. Holiday Lights
	* The board discussed the issue of holiday decorations that are still up on neighborhood homes. The decision was made that due to weather conditions and limited amount of weekends that there have been conditions optimal to remove decorations, we will extend deadline for removal to April 1, 2022. After that date, notices of fees due will go out to homeowners.
	* A reminder will be put on social media for neighborhood to notify homeowners of this extension.
2. Adding dog waste stations? Lots of dog poops bags and poop on the ground.
	* Brian suggested that we look into using a service that Rockbury Ridge HOA has hired. They currently use “Fletchers Poop Removal”. This is roughly $150-200 per month depending on the number of stations needed.
		+ Questions needing to be followed up on:
			- Is this all year long or just through warmer months?
	* Possible cheaper option: Add waste cans around the neighborhood for the poop bags.
		+ Each can costs roughly $100 per trash can (this does not include liners) That brings the total cost to approximately $1500.
		+ Will need a way for cans to be emptied. It was determined that board members shouldn’t be ones picking up poop and we would have to add budget to have landscapers empty them. (Unsure if they would even do that)
		+ Maintain current option of keeping trash cans outside of the fence at the basketball court/pool area and ask people to simple clean up after themselves. currently keeping trash cans on outside of the pool fence. For the most part that was going well. Con: smelly trash cans. Get more info on and talk next meeting
3. Reviewed spreadsheet of finances that Brian put together.
	* Suggested to have a budget meeting with Scott and Sandra to go over budget and gather more information for the spreadsheet.
	* Spreadsheet is available to view if needed.
4. Brian made a suggestion to increase HOA dues. He calculated a 20% increase spread out over 1 year or have escalators over 2 years; and then increase. It could look like a 10% increase in year 1, a 10% increase in year 2 and then annually we would increase to account for inflation.
	* Notes surrounding increased dues discussion:
		+ Have not increased dues for 12 years.
		+ Need to note projects needing funded.
		+ $432066 in pool account.
		+ Increases have to be voted on by all of the members of the neighborhood-board can raise dues for a small amount a few times
	* Matt proposed that the 4 year average from the spreadsheet should be used for the budget the next year.
5. Paint request review for Whitaker circle
	* Colors are all in book as approved colors. No problem approving request.
6. New paint book update: Matt requested from Sherwin Williams, order in and will get called when ready. Getting 4 new books
7. Board member key update: Possibly extra keys in the drawer at the pool house. Joe will reach out to Greeley Lock and Key to see if they can duplicate security keys.

Adjourned: 8:02 pm Jill motion to adjourn, Brian second 4-0 in favor.