

SPPOA BOARD MEETING

June 12, 2018

The June, 2018 regular board meeting was called to order by President Monica Larsen at 6:30pm.

The following board members were present: Amber Klungseth, Dave Mavity, Mark Guthmiller, Roberta Karbo, Kelly Lieberg, Leeann Davis. Homeowners present: Molly (1213B), Ron (1109N), Steve (1101N), Jill (1203N), Janet (1210B).

OPEN FORUM:

No concerns

OPERATION MANAGER'S REPORT:

Monica presented the operation managers' report.

- Dryer vent louvers are finished. Total Cost was \$2,368.46.
- Golf Cart was Sold for \$1100
- Bistro set for Guest House was purchased for \$140
- New sheets for Guest House were purchased \$126.46
- Hydrants were flushed June 1st and painted June 2nd.
- Down spouts on the property will be repaired beginning the first week in July.
- Phone issues have been fixed
 - Changed to Midco digital phone lines and no longer have Century Link phone, eliminating the "Sold Line" service issues.
- Trees were planted by All Seasons on May 31st
- The dead tree was replaced by Landscape Gardens June 6th and planted between the buildings on the Northeast end of Newport.
- President met with All Seasons regarding some sprinkler issues and to coordinate some grounds upkeep.
 - Bushes will begin being trimmed this week.
 - Seeding of thin areas and weed killing will begin next week.
- Dryer vent repairs and cleaning
 - Have Spoken with Waterbury and Johnson Services.
 - Both agree if vent is disconnected they would be required to bring up to code and not allowed to fix without doing so. If vent is plugged, can be cleaned without bringing to code.
 - Both advised they would not be comfortable with quoting on a Inside Unit/ Outside Unit basis until they had done a couple to know how long it will take.
 - Waterbury:
 - Waterbury advised inside units may require cut into bedroom floors to re-vent because vent is not a straight shot and cannot be pushed in from the outside.
 - Waterbury's hourly rate is \$99
 - Johnson Services:
 - Johnson Services advised he could vent up through the roof for dryer vents on inside units.
 - Johnson's hourly rate is \$75

- Johnson's advised they would start by testing the vent to rule out dryer issue prior to repair.
- Outside units are a straight shot, however, if over 4 ft need hanger, so will need access in floor or ceiling to achieve this because the runs are 6 ft long.

Operations Manager Report was approved by Berta and second by Mark

FINANCE REPORT:

Finance report was emailed and presented by Duane.

- \$50,000 ahead with no expenditures

Motion to accept Financial Report by Dave and second by Leann

SECRETARIES REPORT:

Secretary's report for May was emailed to everyone

Motion to accept Secretary's Report by Dave and second by Mark

COMMITTEE REPORTS

Sprinklers were turned on June 5th with the following issues found:

- Fence installed at 1215 Bridgeport cut through two places in the water line
- Area on Bridgeport side where tree roots are crimping off line, pressure is extremely low
- Area on Newport is on other side of fence on Dunham's property and Newport is not getting the water

AMF:

- **1220 N Robert Karbo**-New rock and plants along garage
- **1002 N Dave Mavity**-New AC complying with size requirements
- **1103 N Sharon Fischer**-repair fence on back along park
- **1117 B R Whitten**-Red Door color

Motion to accept Dave and seconded by Kelly

Properties for sale or sold:

- 1214 Bridgeport was listed for sale.
- 1013 Bridgeport has been purchased by someone that is going to flip it.
- 1212 Newport will be on the Market soon.

The new owners and/or Realtors have been provided with email version of our Owners packet and are aware of the dryer vent issue.

OLD BUSINESS:

- Community Room carpet cleaning, cost will be \$125. Will schedule this for mid to late June. Motion Leeann and second by Berta. Motion to set 6 month schedule (march, sept) Kelly, mark
- Dryer vent repairs and cleaning
 - Signup sheet for dryer vent cleanings.
 - If we do not get owners to volunteer to repair their dryer vents we escalate to require them to do this.
 - if so, we will ask an attorney if we can require owners to repair vents within a certain time frame.
- Landscaping around the mail house, the area in front of the guest house/clubhouse door and around the two power poles.

- Power poles-cleans up the area around the poles by adding a little more rock and three plants to each
- Mail house-a small flowering tree in front with some flowers beneath
 - No to tree in front of mail house due to height, and signs on mailhouse.
- Clubhouse front-removal of the Juniper and addition of two flowering plants
- Total of estimates \$1825 plus tax
 - Discussed, with not doing the tree in front of the mail house, to approve a total budget of \$1825 and still get something to improve that same area was motioned by Kelly and second mark
- Spray weeds in cracks in sidewalk and along rock around houses only by All Seasons. Motion to approve by Dave and second by Leeann.
- Ash Bore Info: Spoke with All Seasons and they are licensed Arborists and licensed to be able to treat trees for Ash Borer. There are 28 ash trees in the community
 - Trees must be treated every two years at a cost of \$200-\$300 per tree, depending on size
 - Cost for removal of an Ash tree will average \$1500 per tree.
 - Berta has a bid for \$350 a tree
 - We should not trim or remove any Ash trees until Ash Bore has reached our property as there is a scent that will attract the ash bore should we cut into them.
 - We could treat half this year since Ash bore is not on property yet and half next year so we are on a half each year cycle for ease of budgeting. –bids will be gotten from: arbor care, another guy, Baker Tree Service (Berta), All Seasons
- Visitor Parking- solutions verses penalties.
 - Reserved parking spots to rent to owners
 - \$50 per month, to encourage storage, units as they are approximately same price
 - Suggest 3 in Bridgeport and 2 in Newport, both on the north side
 - Rent to be allocated to pavement upkeep fund
 - Reserved signs-not unit specific
 - criteria used:
 - three (or more) driver households
 - Prohibit use to solve problem when using garage for storage instead of parking.
 - Motion to approve by Dave and second by Berta
- Website & domain name:
 - \$300 setup fee (includes teaching of updating website and print out of instructions)
 - \$20/hr after setup.
 - \$100/yearly cost + 10to 20 for domain name.
 - Motion to approve by Dave and second by Mark
- New Pool verses Resurface (Berta)
 - \$80,000 for a pool, underground pool concrete is expected to make it about 30. If pool goes out in a couple years, new surface would be ripped out then as well.
 - Was discussed that as long as there are no leaks and pool is taken care of life of the concrete pool is expanded. Also there is a metal rim on the top that helps protect the exposed concrete.
 - Discussion lead to still proceed with new deck only
- The board will begin to gather information for replacing the front fences on the Newport side. Will be looking for the best options for materials and pricing so we can make an educated decision on when and how we want to replace fences.

NEW BUSINESS

- Mail room doors need painting. We have been given a price of \$250 to have both of them sprayed in place inside and out.
 - Motion to approve by Kelly and second by Dave.
- New Printer for Office that is faster and more economical at a cost of \$250.
 - Motion to approve by Dave and second by Leeann
- Maintenance Notices will be handed out for the following issues:
 - Steps and doors in disrepair, area next to garages; front and back patio cleanup; Seasonal lights to be removed when out of season; fences in need of repair/replacing, and excessive pet waste in the yard.
 - Need to create process for use and potential consequence for non-compliance.
 - What to do next discussion: Incorporate 1st (30 days given to comply) and 2nd (another 30 days do comply) notice, failure to follow would result in fines per covenants.
 - Was discussed to add in the letter to come to the monthly meetings to get suggestions or here why the change needs to happen.
 - Motion to approve by Dave and second by Mark
- Information, Rules, and Regulations (rev date 6/12/2018)-Items recommended for change:
 - Contact information throughout including, email addresses and Facebook, bulletin board information, removal of Christmas lights, language regarding door colors (~~previously voted on~~), and information regarding reserved parking for rent.
 - Motion to read and vote, if further changes are needed, next month by Kelly and second by Leeann
- Discussion on need to increase HOA dues to better align our future needs. This was discussed at length.
- Budget Allocations to reserved funds for shingles and concrete and other large dollar maintenance items.
 - Our shingles have a 20-25 year life span and we have no money allocated for this. Most were replaced in spring of 2015.
 - Concrete also has a life span and we need to determine where we are in this life cycle to ensure we have the budget for this.
 - It is our duty to ensure we do not require assessments to the home owners for maintenance items.
 - Would like to form a board committee to look into concrete costs and life span.

ADJOURNMENT

Meeting was adjourned at 9:28pm

Motion to accept Berta and second by Mark

Next Board meeting is July 10, 2018

Minutes report submitted by Secretary – Amber Klungseth