Executive Board Meeting

March 18, 2015

Location: The Residence of Carolyn Dahlgren– 0034 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren, Tom Hazard, Antonia Cooper, Gerald Fielding and Krystle Ortell (recording secretary)

Homeowners in Attendance: None

1. Call to order at 7:10pm
2. Approval of February 18th, 2015 Meeting Minutes – Peter May motioned to approve the minutes; Carolyn Dahlgren second; all were in favor.
3. Final decision on water tank painting
	1. Per Peter May, Mike McGowan will coordinate with Ron (Samuelson Pump), Lyle (Thirsty Trucking) and Kevin Madison (Electrician) on start date.
	2. Exterior – if for some reason the exterior painting of the water tank is delayed then Mike can complete the interior and refill the tank before the exterior is complete.
	3. Cure Testing – Scott with EPC will need to test the water tank.
	4. Assignments:
		1. Antonia Cooper will contact Joe to get the binder back.
		2. Krystle Ortell will ask Mike McGowan to contact Scott Leslie with EPC as he gets close to completion of the water tank project so that Scott can perform a cure test.
		3. Peter May will contact Kevin Madison so that Kevin has a heads up that Mike will be contacting him.
		4. Krystle Ortell will create a flyer to send with the quarterly invoices. The flyer will request that homeowners conserve water indoors and state that homeowners are not to use outside water at all during the tank work (that includes watering plants, washing vehicles, etc.). The flyer will also include “…The Association, in addition to the other remedies set forth herein, may levy a penalty of up to $100.00 per day for every day the violation existed.”
		5. Krystle Ortell will also send out an email with the exact start date once it is known and will update the association via email with a completion time frame.
4. Mountain Meadows Meeting report and general discussion of water rights
	1. Kings Row HOA has 211 shares.
	2. A new board member was voted on – Carolyn Dahlgren voted all 211 shares for Ted Potter – she chose him because he seemed to have the most “practical experience.”
	3. Ditch Lining – The total cost to line the ditch was $540k - $340k was from government grants and $200k came from Mountain Meadows.
	4. Sinkhole – there was a major sinkhole on the Highland portion of the ditch. Mountain Meadows was responsible for the repair because the sinkhole was on a main portion of the ditch not a lateral portion.
5. Unpaid Assessments Reso and report on current delinquencies
	1. In practice the Board has been sending out the collection and payment plan letter when a homeowner is 2 quarters behind on their dues. The Board would like to leave the policy open as to when the collection and payment plan letter will be sent so that when there are chronic offenders the letter can be sent as early as the first quarter after dues are delinquent.
	2. The Board was okay with the verbage used on the “Notice of Failure to Pay and Notice of Intent to File Assessment Lien.”
	3. Assignments: Carolyn Dahlgren to send the form letter and collection of unpaid assessments to Jeff for final review. Peter May will get the lien for Kuen notarized and mail to Krystle Ortell for recording. Krystle Ortell will send the form letter to the Petersons. Krystle Ortell will add a note to the statement requesting that homeowners pay their finance charges and late fees.
6. Survey Monkey
	1. Assignments: Krystle Ortell will send the questions from the January meeting to the Board. Tom Hazard will formulate the questionnaire and send it to the Board for review. Krystle Ortell will send the questionnaire to all homeowners at the end of May/beginning of June.
7. Create agenda for Board Covenants Meeting
	1. It was decided upon that a formal agenda would not be created at this meeting.
8. Spring clean-up needed
	1. Assignments: Tom will be working on the irrigation in early May. Tom Hazard will also cut down three bushes in the intersection. Krystle Ortell will send a flyer in mid-May to all homeowners regarding the Noxious Weeds. The flyer will include the contact information for Rocky Mountain Lawn Care – homeowners can hire them to spray weeds on their property. The HOA will hire them to spray weeds in the common areas.
9. Old Business
	1. Missing 2006 Resolution on Designation of Reserves
		1. Assignment: Carolyn Dahlgren will look through the box of files to see if this resolution is in there.
	2. Non-owners as Board members
		1. Assignment: Tom Hazard will work on getting on the deed and Antonia Cooper will after her marriage.

The next meeting will be held May 27th at 7pm. Krystle Ortell will contact Gina White to see if she can host the meeting, if she is unavailable to host, Tom Hazard will host. Krystle will also ask Gina if she is resigning.

There being no further matters to come before the HOA, the meeting adjourned at 8:30pm.