HOA Meeting Notes for March 11, 2024

Meeting was called to order by Janet Pivarnick, President. Board members present were Janet Pivarnik, John Chaney, Dan Heuer, Elizabeth Valenzuela, and Elva Delgado. This represents a quorum. Several homeowners were also present at the meeting.

Minutes from both the last Board meeting and general meeting were read by Elva Delgado, Secretary.

Treasurer Rosa Flores was not present to give a financial report but Janet briefly summarized the financial report for February. She pointed out that In February a total of $13058.00 in HOA dues was received by Dana Properties. A brief review of the financial reports indicated that Dana Properties has an operating account for the HOA of $32, 811.52. Bank of America has a checking account of $2477.23 as of February 28, 2024 and a CD of $14378.30 which is due for renewal on 04/18/2024.

There was a discussion regarding the fact that only Ruben Escandon, ex-president, has signatory authority over the Bank of America accounts. Several homeowners complained that the accounts should have been turned over with signatory authority to the present President and Treasurer in the past month. Ruben has to be present to add or change persons on the Bank of America accounts. Janet indicated she would follow up on this matter.

It was indicated that follow up needs to be done regarding Century Link charges. The clubhouse phone has not been disconnected.

Janet indicated that the financial reports minus the report that names persons and addresses will be posted on the website by Danny Pivarnick.

Old Business:

Estimates for repairing the roof, repairing or replacement of the pool pump and other pool repairs as well as estimates for cleaning the weeds around the pond and spillways were reviewed and discussed.

A motion was made to approve the estimate for the pool repairs by Precise Pool and Spa. It was seconded and voted to be approved.

Three estimates for repairing the roof were reviewed and discussed. It was decided to table this action until further research can be done concerning whether it is appropriate to use elastomeric coating on the present roof. Further information will be requested from Red Eagle Roofing regarding their estimate.

Four estimates were reviewed regarding cleaning the weeds around the pond and spillways. A motion was made to approve an estimate from Arod Home Improvements of $1900.00 to clean around the pond but not removal of the cattails and weeds actually in the pond. Arod Home Improvements estimate for cleaning the pond was $7000.00. It was decided to table the cleaning of the pond itself until further information can be obtained from Arod Home Improvements.

It was noted that the HOA does not have a certified pool maintenance person as Patrick Smith resigned the position. This issue was tabled until further information can be obtained as to who will do the maintenance. Dan Heuer volunteered to help until this issue is resolved.

It was noted that all board members and HOA officers serve as volunteers without any compensation as this is against the HOA bylaws.

Demand letters that are strongly worded have been sent out by Dana Properties to homeowners that owe more than $1000.00 in unpaid HOA dues.

New Business:

The issue of whether to keep the community dumpster was discussed. It was noted that persons from outside the community are using it to dump their trash. The dumpster costs $261.25 monthly or $3135 annually. A suggestion was made to lock the dumpster with a combination lock to be given only to residents to prevent outside persons using it. The issue of doing away with it was tabled until further notice.

A motion was made and seconded to get a yellow bin from the city for trash disposal. This motion was seconded and approved by board member vote.

Laura Mueller presented a complaint to the board that she has been trying to obtain a pool fob since 2022 but it has not been issued to her. She asked that her name and her complaint be included in the HOA meeting minutes.

As there were no further issues to be discussed, the meeting was adjourned.