

COOPER CREST HOMEOWNERS ASSOCIATION BOARD MEETING

October 12 7, 2014 10:00 a.m.

MINUTES

Board Members present: Sal Munoz, Chris Nguyen, Richard deRosset

Meeting called to order at 10:10 a.m. by president Sal Munoz

1. Sal Munoz proposed a **dues increase of \$25** per household/lot to cover anticipated increases in operating costs. The increase in costs is primarily in the area of irrigation maintenance, spring set up, monitoring, and leak control. The board approved the increase. Dues will be \$325 for 2015.
2. **The next general meeting will be Tuesday, December 2** at the Marshall Middle School Library. An announcement mailing will be sent to all homeowners which will include ballot for new board members and the 2015 dues notice. Sal outlined the agenda for the general meeting:
  - a. Review of budget 2014 (Chris reported the budget looks ok for this year)
  - b. Presentation of proposed budget 2015
  - c. Announcement of dues increase
  - d. Nominating committee presentation for new board members
  - e. Vote for new members
  - f. Matching grant briefing for SVPA's
  - g. Branbar lawsuit summary
  - h. Rule review (to include loud vehicles as a nuisance )
  - i. Neighborhood improvements next spring and groomed yard enforcement.
3. **SVPA / matching grant project review.** We have \$4000 budget (\$2000 city/\$2000 hoa) divided by 7 acceptance letters gives about \$500 (after taxes) per lot. Project will involve cleanup, edging, and planting 5-7 medium drought resistant native plants. HOA has engaged Richard Casey landscapers to manage this phase of the project.
4. Intend to hire help to maintain irrigation system, especially for set up and monitoring in the spring.
5. Sal will continue hiring the folks for planting of bulbs around trees for spring flowering.
6. Intend to enforce yard and SVPA maintenance more closely next year, perhaps with help of those hired to set up irrigation system.
8. Board will send out follow up letter to chicken keepers in neighborhood. When will board see compliance?
9. Board will send out letters to 2 homeowners who replaced 180 degree sprinkler heads with 360 degree heads to water personal lawn. Will be given options.
10. Wording to include noisy vehicles will be added to fine policy ( work with Rusty H.).

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11. Sal expressed a desire to hire someone to digitize HOA records which are physically becoming cumbersome. Richard has been tasked with extracting and referencing major board decisions like those in the good neighbor policy.

12. Chris called for an audit of our accounts for documentation and transparency, and to conform with legal requirements. He also asked for a copy of Goldcrest's reserve study to review for oversights in our study. ( Sal and Chris to work with Goldcrest to accomplish )