

COOPER CREST HOMEOWNERS ASSOCIATION ANNUAL MEETING

November 29, 2011 7:00 p.m.

MINUTES

Board members present: Sal Munoz, Ryan McGaughy, Bonnie Amende

Committee members present: Richard deRosset and Prabakaran Manoharan

Homeowners present: Chris Nguyen, David Warwick, Karen Veldheer, Barbara H., Dan Nadeau, Gail deRosset, Jodi and Saul Negrete, Jody and Jim Chipman, Ladd and Rachel Rutherford, Lisa Horton, Michael Arthur, Michael Johnston, Scott Thalhamer, Dennis Eckhart

1. Results of Survey.

Thank you to Lisa Horton for reading and summarizing the results of the survey sent out to all homeowners this past fall. At the meeting, Lisa explained the results of the survey.

Question 1: There were 21 votes to keep the dues for next year the same (\$300), 15 votes to reduce the dues using surplus, and 10 other votes. Some of the "other" votes suggested using any surplus money to improve the common areas, improve the landscaping on the S.V.P.A. slopes, and improve the lawns of unkempt rental homes.

Question 2: There were 29 votes for the HOA to focus on collection of unpaid dues, 27 votes to focus on enforcement of the CC&R's and rules of the community, 29 votes to focus on prevention of crime and vandalism, and 6 other votes.

Question 3: There were 23 votes to put a lien on a homeowner's house for unpaid dues, 17 votes to take the homeowner to small claims court, 16 votes to publish the names of the unpaid homeowners, and 9 other votes.

Question 4: There were 31 votes to apply harsher monetary penalties on repeat violators of the CC&R's and rules of the community, 15 votes to take legal action, and 7 other votes. Many homeowners wanted to receive more reminders about the neighborhood rules.

Question 5: There were 20 yes votes on calling the police for a parking violation, 8 no votes and 18 no votes specifying a more appropriate action to take. Some felt that the police should only be called for repeat offenders and others expressed concern about the unclear signage in our neighborhood and the limited parking available. A few complaints were made that sometimes people park in such a way as to make it difficult for some homeowners to get out of their own driveways.

Question 6: There were 19 yes votes in favor of installation of security cameras to deter crimes and aid in the capture of perpetrators, 12 no votes, and 12 no votes specifying a more appropriate action. Some concerns were the cost and invasiveness. Some felt that it would be more appropriate to establish a neighborhood watch and post fake security signs.

Question 7: Some suggestions for making our community better were to hire a professional landscaping company, water more in the summer, and enforce weed and lawn care regulations on homeowners. Some homeowners wanted a payment plan for dues payment.

COOPER CREST HOMEOWNERS ASSOCIATION ANNUAL MEETING

November 29, 2011 7:00 p.m.

MINUTES

Question 8: There were 30 yes votes in response to the question of whether or not the homeowner was satisfied with the leadership of the current board and 5 no votes.

Question 9: There were 22 yes votes in response to the question of whether or not the homeowner attends HOA meetings and 16 no votes. Some homeowners said they were not informed of meetings or had work conflicts. Some requested email reminders of meetings and wanted more meetings each year.

Further discussion of the survey occurred after Lisa was finished presenting the results. Some of the homeowners had further questions about the survey. Here is a summary of the questions and their responses:

Q: How were the questions for the survey created?

A: The questions arose out of issues that the board deals with on a regular basis and were created by the board collaboratively.

Q: What are the crimes occurring in our neighborhood?

A: Graffiti on the monument and other signs, car break-ins, plants being pulled up, etc...

Q: What are some steps that can be made before we consider security cameras?

A: Neighborhood Watch, Block Watch, fake security signs, add lighting to front entrance, use coalition of neighborhoods to improve lighting, etc...

Q: When will we know the board's response to the results of the survey?

A: The board has already taken some actions in response to the survey, such as lowering the dues and offering a payment plan. Any major responses will be run through the rest of the community before action is taken.

2. Review of Budget.

Ryan McGaughy presented the budget for next year. The budget has been re-categorized from previous formats to fit our expenses better. The high budget items in the budget are landscaping and water. This past year's miscellaneous items were primarily costs for repairing the sprinkler system.

3. Dues for 2012.

The board announced that dues for 2012 are \$275 and are due by January 31, 2012. There is a payment plan option available this year, as well, for an additional fee of \$10, payable in three payments of \$95 each, due by January 31, February 29, and March 31. Details concerning the board's policy on unpaid dues will be sent in the dues letter in December.

COOPER CREST HOMEOWNERS ASSOCIATION ANNUAL MEETING

November 29, 2011 7:00 p.m.

MINUTES

Several homeowners expressed concern over lowering the dues and felt that the additional money should be reinvested in our community to help maintain the yards of our neighbors or to make sure the CC&R's are enforced. However, most homeowners were supportive of lowering the dues and liked the payment plan option. A recommendation was made to find a way to make the payment plan sustainable.

4. Other Topics of Discussion.

a) Landscaping.

The board hired a new professional landscaping company as of September: the same company who maintains Gold Crest. Prior to this, the board had a difficult time finding an affordable, professional landscaper who did good work and tried several before they found the current company. Before the current landscaper was found, the board purchased a lawnmower and other items to maintain the common areas and a shed to store these items.

A portion of the common area on the north end has been re-landscaped by our new landscaping company with drought-resistant plants. One homeowner commented on how nice this area looks. The board plans on replicating this type of landscaping in common areas where the irrigation system is not repairable. Concern was raised about the water drainage in this new area as well as the cost. The board replied that the landscapers dealt with the drainage problem in an appropriate way and that the cost is a two year break even.

Other landscaping concerns were the clean-up of the leaves and the storm ponds. Also at issue were the drains but this is the city's responsibility.

b) Soil and Vegetation Preservation Areas. (SVPA's)

Karen Veldheer gave an update on the SVPA's. This summer, the city released the bonds on the developer in a back-door deal. (These bonds were to be used to replant the SVPA's correctly.) The board attended several city council meetings and wrote several letters to the city in opposition to this action. In addition, the board met with a couple of lawyers to determine what, if any, legal actions can be taken. One option is to take legal action against the city and/or developer. The cost of this would be great and we might lose. Another option is to replant the SVPA's ourselves. This cost would also be great, primarily due to the labor costs. A suggestion was made to have the city use a probation crew for labor but most of the community disliked this idea. Since the SVPA's are owned by individual homeowners, the board has to balance the interests of the affected homeowners with the unaffected homeowners. It appears that our neighborhood has the support of the newly elected mayor and a majority of the city council members. The best course of action at this time seems to be to wait for them to make our situation right. Several of the affected homeowners would like to be involved and help battle the city on this issue.

COOPER CREST HOMEOWNERS ASSOCIATION ANNUAL MEETING

November 29, 2011 7:00 p.m.

MINUTES

5. Nominations and Elections.

There is an opening on the board of directors this year as Sal Munoz's two-year term expires at the end of this year. Richard deRosset and Karen Veldheer, as members of the Nominating Committee, nominated Sal Munoz for re-election. Richard and Karen did extensive work in the community trying to find interested candidates who would like to be nominated for this position, but no one they talked to was willing to run for the position. Ballots will be sent out in early December and a meeting will be held in January for voting to take place. Homeowners may also vote by proxy.

6. Website.

The HOA's website address is www.coopercrest.com. Richard deRosset is the current web manager. Among other things, you can find a copy of the CC&R's and contact the board on this website.

7. Homeowner's Contact Information.

Some homeowners requested a more streamlined form of communication with the board. Currently, the board notifies homeowners by sending letters to the address of the homeowner. In order to communicate by email, the board would need to gather the emails of each homeowner. In order to conduct HOA business by email, the CC&R's would have to be changed, requiring a vote at a regular meeting. This can be done but it will take some time and effort to do it.