

## **NCOA Meeting Minutes - August 27th 2013**

The meeting was called to order at 6:30pm by Tom Brenneke.

Chad O'Lynn started the meeting with the discussion of expanding the number of board members from 3 to 5 in order to help with workload and establish better representation for HOA members.

Tom Brenneke asked if we can have clarification of titles and terms for board members.

Announced that New Columbia HOA website is fully functioning. HOA members can now pay dues online. \$1.99 convenience fee shall be monitored and possibly charged to homeowners.

May 2013 HOA meeting minutes approved.

Reviewed, signed and approved amended rules and regulations.

Owner Information Form must be filled out by all homeowners. There will be a \$10 fee for any homeowner who does not complete this form. Chris Tingey discussed that all homeowners need to be insured according to bylaws and proof of insurance is required in the event of a catastrophe.

Board approved the electrical engineer for repairs to exterior lighting. Once proposals for repairs are received a date must be set to hold a special Owner's Association Board members meeting to select a contractor. The estimated time for a contractor to complete the project is 4-6 weeks, although this may vary depending upon capacity and other factors.

Julie Garvey from Home Forward is asking HOA for \$160,000 due to HOA members electric never being paid. The Guardian partnerships have been paying the full expense. The board asked Julie and Matt to put together an audit to determine how this figure was reached and a reimbursement plan will be created.

Mike Rice from TruGreen discussed the value of Hydropoint irrigation system. A map of the sprinkler system needs to be created. A homeowner asked when the blackberry bushes behind his house would be cut, and he was told tomorrow. There was a discussion about whether or not there would be funds to put down barkdust on the remaining blocks. No answer was determined at this time.

Board members asked why courtesy patrol contract is over budget. They also wanted to know why legal expenses were over budget.

Approved future projects were discussed such as clean water basins and removal of moss at approximately approximately \$16k. Also seal coating all alley asphalts at approximately \$50k. Matt requested a BC Group bid for a project manager which was approved by Tom Benneke. Matt requested approval to transfer \$25,963 from the reserve account to the operating account for replacement of an irrigation clock. Board approved to transfer funds from reserve account to operating account.

Jason Wong discussed changes made to the Reserve Study Draft to accommodate exterior lighting project. Discussed possible HOA dues increase for next year. Currently \$141k allocated for exterior lighting project.

Some homeowners stated refusal to fill out Owner Information form, insisting it is a violation of privacy.

**Meeting adjourned at 8:00 PM.**