

Owner's Association Meeting Minutes  
November 24, 2009

Attendees:

Board

Ben Wickham  
Caren Cox  
Diane Quast

Guests

Darcy Vincent, GRES  
Eli Spevak

Membership

David Pickett  
Steve Pickering  
Larry Whitacre  
Chris Lewis  
Seth Engelhard  
Coley Lehman  
Julie Newhouse  
Pam Granger  
Janis Khorsi  
Kidus Yared  
Sharon Huffman  
Marcia Knutson

Meeting was called to order at 6:17P by Diane Q.

Diane reviewed a new meeting format, the intent of which is to conduct the business of the Board effectively and professionally with greater order. Seating was rearranged and Association members were advised the Board would not entertain questions or comments from them until the Member Comment period at the end of the meeting and individual comments would be limited to 2 minutes. The Board ~~It was~~ discussed the meeting informational packets, which usually includes the meeting Agenda, financial reports to be reviewed, and prior quarter's meeting minutes to be approved. In the past hard copies of these materials were available to Association members at the meeting but were not available at this meeting. Darcy will be responsible for getting them online in a timely manner and approved documents will be posted within 48 hours of a meeting.

With the change to quarterly meetings and in the interest of getting information out to Association members as quickly as possible, Caren C. suggested the Board members circulate the minutes electronically shortly after the meeting for Board approval. Diane suggested that minutes could be approved by an electronic vote, if allowed by CCRs and/or Bylaws. Darcy V. volunteered to review those documents and report to the Board if there is any impediment to implement this procedure.

Caren C. moved to approve August 2009 Board Minutes, Ben W. seconded.

**Action: Approved Unanimously**

Eli Spevak made a presentation of his previously-approved Woolsey Project which will be built on the empty lot directly north of the Boys and Girls club on Trenton/Woolsey. The details will be available in the rental office and posted online as well. The project is a condominium unit with eight homes,

consisting of two and three bedroom units plus a 700sq ft common house which completes the development. Funding was made possible in partnership with Higher Ground and assistance from PDC. The price point for the units will be from \$120K - \$150K and affordability will be ensured in perpetuity. Construction will begin in January 2010 with expectation of completion in October or November 2010.

October Financials were presented by Darcy V. Caren C. asked for a monthly analysis for the months preceding the quarterly Board meetings at future meetings, including narrative for each month.

**Action: Darcy. V will do a third quarter report and email to Board members and post on the web.**

A property update report was provided by Darcy V:

- Security Patrol (Knighthawk) will be on site during the holiday (December 19 – January 6). The Board suggested firmer expectations be presented to Knighthawk because community members voiced concerns about Knighthawk's performance over the summer.
- Existing maintenance staffer was promoted to maintenance supervisor
- New community police officers were not able to attend the November meeting. Darcy V plans to invite the new officers to the February meeting for introduction.
- Progress is winterizing the irrigation system
- Property management is in the process of cleaning and repairing gutters on the multi-family units throughout the community.
- Property management is engaged in performing on-site preventative maintenance visits to each multi-family unit until evaluating the condition of the physical unit (internal and external), housekeeping, and lease enforcement. Property management will be preparing an overall condition report for presentation to the partners who have invested in the multi-family units.
- Maintenance team is actively monitoring evidence of graffiti (and removal of same) throughout the community.

Caren C. asked if property management or the landscaping contractor were plotting locations of repairs to the irrigation system as repairs are performed. If there was some recordkeeping about specific location of repairs, that data could be analyzed to determine if certain areas are being hit harder than another due to vandalism and then concentrate patrol and educational efforts in that area.

**ACTION: Darcy V. will research and report back to the Board.**

Caren C. asked for an update on the unit damaged by fire (4605 N. McCoy) in September.

Ben W. gave an update: The contractor has been selected through a public process and construction will begin in December and should be completed by March 31<sup>st</sup>. The unit will be repaired – not torn down and rebuilt.

Caren C. asked for an update on the vacant retail space on Trenton.

Ben W. advised HAP has had two meetings with Janis Youth and the participants in the Village Gardens about use of this space. HAP's intent is to use the space to provide retail outlet for healthy foods, promotion of healthy living habits, and provide employment opportunities in the community. Molly Gray will be the Community Builder to contact while Ben is on vacation. There will be a meeting held in

December that will give people an opportunity to participate in the process. Community residents who are interested in participating in the discussion and planning for this space should contact Molly.

The Budget was presented by Ben W. Caren C. asked about difference in the number of units with Special Assessments as reported by prior management in June and the number reflected ~~by~~ in this budget from Management. She also questioned ~~disagreed~~ with the total single family unit count (232) and \$30 monthly management fee listed in the budget notes. Darcy advised that was a typo and the correct monthly management fee is \$10 per unit. The Board elected to delay approval of the 2010 budget until these questions are clarified.

**ACTION: Darcy V. will audit records regarding total number of units, and units paying fees of \$30 monthly rather than \$50 monthly and provide clarification and a revised budget before December 31, 2009.**

Caren C. stressed that communication of a fee increase, proposed in 2010 budget, to the membership in advance was critical. She reiterated she thought communication of the rescinded special assessment was never fully communicated. Ben W. explained the proposed dues increase will be an item the entire membership will vote on at the April annual meeting.

The Landscaping Committee made a presentation to the Board. They will develop and provide a list of prohibited plants and a list of preferred plants at February's Board meeting. They will also return recommendations in the form of additions to the CC&Rs including that irrigation shall not be damaged or altered to accommodate front yard plantings.

The Fine Assessment Committee presented a draft proposal and will forward the documents to the Board members for additional review. The Board agreed to review the materials independently and also have the proposal reviewed by the attorney prior to the February meeting. One specific question from the committee was for assistance from the attorney on how the fees will affect HAP as a multifamily owner. When ready, the document will be sent to Darcy with instruction to have it reviewed by counsel. A legally reviewed draft will be ready for the February Board meeting.

Upcoming meetings:

February 23, 2010

April 27, 2010 – Annual Meeting

Member Comments:

- It took five months for a hole in the soft fill at the pocket park to get fixed.
- How do I withdraw from the Owner's Association?
- The new format (lecture set up) makes it difficult to hear the Board members, perhaps microphones could be used?

- Could there be a mechanism for members to interject comments into the meeting silently? Perhaps a white board where audience members could post questions/comments they feel are pertinent to the discussion – when the discussion is occurring.
- Maybe the audience comment period could be at the beginning of the meeting, or designate comment period between each agenda item.
- There is a clear barrier between HAP the rest of the membership. We are not feeling heard by HAP. Membership wants to move forward. Resident wishes people would be informed when they speak.
- Why weren't hard copies of the written materials available at this meeting (minutes, financial reports, minutes?) as they have been in the past?
- Resident would like an analysis of water usage done by a third party. Strongly believes that we could do with less watering, ground is spongy even on hot days.
- It is hard to live at New Columbia, put up with a lot of disturbance - fear.
- Can't believe that HAP member would ask to approve a budget with unanswered questions.
- Resident would like to see increased policing of other owners. This owner has direct neighbor who uses marijuana and that usage impacts other homeowners. Currently there is little enforcement because police don't have avenue to prosecute. , particularly in alley ways.
- Member had requested information about pruning community trees (not heritage trees) near her home but had not received an answer from property management.

Action: Darcy V. had intended to provide answer to this homeowner and will do so following the meeting.

After listening to the member comments, Dianne Q. offered apology to Caren C for failing to include Caren C in the decisions about changing the format of the Board meetings. Caren C. offered that is not the first incident where the HAP OA Board members have elected to take actions without soliciting her opinion or input. She has not felt like or been treated like a partner by HAP OA Board members . She offered a letter of protest from the homeowners (including signatures from many homeowners) regarding the change to a quarterly meeting schedule that has been sent to Steve Rudman. Caren C requested the letter of protest be incorporated into the minutes of the November meeting.

Caren C. moved that the meeting be adjourned, Ben W. seconded.

**Action: meeting was adjourned at 8:25P**