

# AUNE HOA 2019 ANNUAL BOARD MEETING MINUTES

Wednesday, March 20, 2019

6:00 PM

Alfy's Pizza

## **I. Called to Order; 6:05 pm**

## **II. Roll Call**

*Members Present:*

Tony Carrillo (Lot 5)

Lisa and Peter Mantow (Lot 9)

Lori Borders and Dennis Borders (Lot 10)

Kevin Ringled (Lot 11)

Michelle Cruz Galvez (Lot 18)

Rhett Quinn (Lot 40)

Kathie Golden (Lot 39)

## **III. Introductions**

Lori Borders introduced the board and herself.

## **IV. Reviewed the Agenda**

## **V. Determination of quorum**

A. It was determined that a quorum, defined in the bylaws as 10% of total votes (or 5 lot owners), was in attendance for any actions except as otherwise provided in the Articles of Incorporation, the Declaration (CCR) or by the bylaws.

B. It was determined that, while a quorum was present for regular activities of the HOA, Article I, Section 1.4 of the CCR prohibits certain actions such as disbanding except by a vote of 70% of total votes (or 33 lot owners.)

## **VI. Vacancies and Nominations**

### **A. Covered Vacancies, description of positions**

Eligibility requirements:

1) Must be the owner of record of a lot in the Aune neighborhood

2) Must be available for meetings on short notice year-round.

3) A Director may not be elected if the Lot's voting rights are suspended due to unresolved violations of the covenants or non-payment of dues.

### **B. Nominations and Elections**

Following the review of the election cycle and directors duties (see attached) the need for one director for a three year term was raised.

Lori Borders nominated Peter Mantow.

Lori asked for a second from the floor for the nominated candidate.

Lisa Mantow seconded the nominations.

Lori Borders asked if there were any other nominations or volunteers.

There were none. Lori asked if anyone objected to voting by a show of hands. There were no objections.

Lori Borders asked for a vote and Peter was re-elected with 100% of the available votes for the three-year position.

## **VII. 2018 Financial review and 2019 Budget**

### **A. 2018 Budget vs. Actual**

*Lori reviewed the 2018 Financials (see attached)*

- *Income* was over the budget of \$ 7,040 by \$ 131 due to the collection of fees for late payments.
- *Budgeted expenses* were \$ 7,040 as compared to actual expenses of \$ 6,055 (before Reserve Fund Allocation;  $6055+1116=7171$ .)

Expenses were under budget for the year by \$483 before the budgeted Reserve Fund Allocation of \$ 502 ( $483+131+560= 1,116$ ).

We transferred a net profit of \$ 1,116 to Reserves for this year. Profits this year are an intentional part of our plan to reserve funds to cover pond related expenses which we only experience every two to three years.

### **B. 2018 Check Register**

Lori presented the 2018 Check Register (*see attached*) 2018 Beginning balance was \$10,460.41; ending balance was \$10,459.41. Reserves of \$5,111.48 increased to \$1,115.85 to \$6,228.33 in a separate, interest bearing account for the Contingency Reserve. Total Cash on hand at the end of last year was \$15,571.89 and as of 12/31/2018 cash on hand totaled \$16,687.74.

C. Vote on 2018 Financial Report

The report for 2018 Financial activity needs to be approved by the members. The Treasurer's report comes as a recommendation (or motion) from the board, Kathie Golden seconded and motion passed unanimously.

D. Review and vote on 2019 Budget

Lori presented the budget (*see attached*)

The proposed 2019 Budget comes as a recommendation (or motion) from the board. Discussions as follows:

Only minor changes are being made in the budget this year other than the bi-annual or tri-annual tree cleanup of the detention pond which will be necessary at a cost of about \$2,500 every two to three years.

Dennis Borders moved to accept the budget as presented; Lori called for a vote on the motion which passed unanimously.

**VIII. 2018-2019 Home Sales and property values**

A. Sales

In 2018 and early 2019 four lots changed ownership:

**Lot 22** – (1,014 sq. ft.) sold on 02/01/2018 from Susan and Jason Bowen to Randy Halladay for \$301,000 (\$297/sq. ft.)

**Lot 29** – (1,014 sq. ft.) sold on 03/21/18 from Michael and Mackenzie Cochran to Tony and Angela Compean for \$315,000 (\$311/sq. ft.)

**Lot 23** – (1,014 sq. ft.) sold on 03/21/18 from Jack Tsuei and Victoria Hsu to Tyler Lockhart for \$329,950 (\$325/sq. ft.)

**Lot 44** – (1,014 sq. ft.) sold on 1/30/2019 from Kenneth Hall and Dan Epperly to Tyler Epperly and Kevin Epperly for \$300,000 (\$296/sq. ft.)

B. Home Values

It was noted by Lori that residents should be encouraged as home values in the Aune neighborhood rose by 21% over the year from an

avg of \$245 per sq. foot to \$311 per sq. foot. Home values in our zip code rose 12.5% in 2017 and 6.1% in 2018 and are projected to rise another 6.1% in 2019.

## **IX. Website**

We reviewed our website and email information.

Website can be found at [www.aunehoa.org](http://www.aunehoa.org)

Email: [aune98270@hotmail.com](mailto:aune98270@hotmail.com)

Website contains a calendar of events, can be used to announce yard or garage sales, items for sale etc.

Additionally, if a member of the association would like to add an item to the next board meeting agenda, the “Contact Us” feature can be used. They can convey their concerns, issues and questions using this feature or by simply sending us a quick email.

## **X. Old Business**

### **A. Issues raised in 2018**

- 1. Landscaping** – Arellano Landscaping Co. was engaged to maintain the area around the pond and outside the pond fences as well as areas along 100<sup>th</sup> drive and 56<sup>th</sup> Dr NE across from the pond. They have done a good job at a reasonable price so we will continue with them this year if possible.
- 2. Neighborhood Block Party** – The Board asked if there would be any interest in having a neighborhood potluck BBQ where the HOA provides the meat and buns. Interest was low.  
**Christmas Light competition** – The Board gauged interest in reviving the annual Christmas Light Competition. Interest was low. This was not initiated in 2018.

## **XI. New Business**

### **A. Issues raised in 2019**

Lori reported that the City had fixed recent pothole issues and had issued work orders to re-erect speed limit and no parking signs.

### **B. Preferred dates for the 2019 Yard Sale**

Informed members that, absent any strong objections, we do not plan to have a yard sale in 2019 due to lack of interest in recent years.

There were no objections.

## **XII. Questions**

A. Rhett Quinn inquired about whether we had considered putting a sign (Aune) at the entrance to the division. Kathie Golden explained that they had considered and rejected that idea in the past due to the likelihood of vandalism.

There were questions regarding paint colors and new roofing.

Members in both these instances were informed they should contact the HOA Architectural Control Committee (aune98270@hotmail.com) to seek approval if the colors and materials were not the same as their existing colors and materials.

## **XII. Miscellaneous Business**

### **A. Door prize Drawing**

1<sup>st</sup> prize \$100.00 off 2019 dues was won by Michelle Cruz Galvez

2nd prize \$ 50.00 off 2019 dues was won by Tony Carrillo

## **XIII. Adjournment**

Lori Borders called for a motion to adjourn at 06:45 pm; Lisa Mantow seconded; motion passed unanimously