

## Hunters Creek North Homeowners Association Annual Meeting

Thursday March 7<sup>th</sup>, 2019

Shenandoah Clubhouse

The Meeting was called to order by President Leo Saavedra at 6:43 P.M.

Board Members Present: Leo Saavedra, Chuck Bowen, Don Nield, Peter Haller, John Koch, Dan Davis, Ted Ownby, Kristin Buck, Krista Vizuite,

Quorum Confirmed by Don Nield, Secretary (90 proxies and 17 attendees ) for a total of 107

Prior Meeting Minutes were approved

**2018 Balance Sheet Review** - Chuck Bowen presented the budget for review and had offered hard copies of the 2018 Balance Sheet (this can be reviewed on the website as well). Tom Martin recommended the group approve the budget if so desired. **Motion seconded and accepted by the group**

**Nomination and Election of 2019 Board** – Leo Saavedra reviewed nominations and the group voted to approve the board members. Leo Saavedra was then nominated as President of Board and the board unanimously agreed.

**QFS&TC Capital Improvements Review** - presented by Dan Heinchon

Leak detection was recently performed on the pool and has revealed two leaking skimmer baskets. QFS&TC has requested our portion of the annual a few weeks early (HCN HOA usually pays around April) in order to ensure repairs are completed before the pool season opens. Improvements will be made on pool plumbing/ manifold in addition. If left unrepaired the flow rate of the pool will not be up to code in addition to continued water leaking. Projected quote \$8500 and is expected to take several weeks to complete. Total portion of contributions from HCN HOA remains as projected at \$8000. The pool should re-open from these repairs around the end of April. **Motion approved to allow funds to be paid earlier this year.**

Dan also discussed that the pool fencing was recently replaced.

### Open Discussion Items

**HOA Dues:**

Lori Bruce raised question regarding the HOA dues and if it was at a sustainable price point to support the neighborhood looking toward the future.

Suggested trying to recruit new neighbors from Unit 2 neighbors as they do not have mandatory involvement with the HOA

In response to Lori's inquiry, Chuck Bowen gave a brief recap of history of dues. What we bring in yearly is what we spend so we don't touch capital reserves each year. In total, we bring about 56,000 in dues (combination of mandatory and voluntary). About half of our budget is paid out to the pool (28,000). The remaining portion covers landscaping, utilities for landscaping, the security guard.

Suggestions were made to ensure that Unit 2 feels included in neighborhood events and Linda Lopez- George suggested forming a task force. Also, a suggestion was made to invite a Unit 2 neighbor to take part in the HOA Board.

### **Community Building**

Peter Haller recommended aiming to increase volunteerism to help make social events more feasible and a discussion ensued regarding brainstorming more events, creating tasks force for events and other ways to increase attendance and make the neighborhood feel like a community. The topic of the budget for social activities was highlighted as an area to consider increasing in the future.

The topic of how to communicate information to the neighborhood was raised and there was a discussion about the use of forums such as Facebook and the NextDoor App

### **Topics for Future Consideration:**

Leo Savaadra raised the idea of considering changing the quorum requirement at subsequent meeting (if quorum not obtained at initial annual meeting) to a new threshold of 30%. The group agreed this would be a good thing to present next year at the Annual Meeting for a vote.

Linda Lopez George discussed the benefits of having used VoteHOA electronic voting system previously and those in attendance agreed that the money and time saved by using such a system in addition to the security and privacy it offered make it worth the yearly expenditure.

Motion to adjourn 7:50pm