

**3rd Quarter – Budget Meeting
August 9, 2012 @ Z&R
Minutes**

Meeting called to order 5:05PM by Leisa Jolstad

Present: All

Leisa Jolstad	President
Robyn Shaw	Treasurer
Michelle Scott	Secretary
Nathan Waite	Director at Large
Anthony Champeau	Director at Large
Mike Mellinger	Property Manager

Others Present:

Toni Duncan	964 Dancing Horse
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MINUTES:

June minutes were approved by Michelle Scott and second by Tony Champeau.

PRESIDENT’S REPORT:

Nothing to report

MANAGER’S REPORT:

Mike Mellinger dropped off Board of Directors Meeting Packet to the board homes. Packet included 2012 Budget, June and July financials, graphs and spending reports prepared by Robyn.

CONTINUING:

This was a budget meeting in which Board did a line by line assessment for 2013. The results will be at the annual meeting. The Board approved the increase of HOA dues by CPI 3.69% for total dues to equal \$96.43 per month starting January 1, 2013. If cuts in services are not made, the HOA will run out of money. In review of 2012 budget, the board discussed what cuts will be allowed by covenants.

NEW BUSINESS:

1. Covenants does not require Tree & Bush Maintenance – Board voted 5 yes and 0 no to discontinue service as an HOA responsibility and for home owner to be responsible.
2. Covenants does not require Rear Fence repairs – Covenants state that Woodmen Special Maint. District is responsible. Mike is going to look into this option for fence repair.
3. Board discussed option of using ATV’s for snow removal instead of hand shoveling. ATV’s cost more, but time taken to remove snow is significantly less. Mike will get an estimate of cost to see if this is an option board would like to proceed.
4. LED lights for signs. Initial cost more, but believe maintenance would be less. Board would like to get bids on replacing with LED lights for review for 2014 budget.

5. Cul-de-sacs curbs need maintenance- this is going to be a major expense that HOA does not have enough in reserves without depleting. Going to revisit this issue in the Spring and see which cul-de-sacs are in greatest need of repair.
6. Recycling is not required and is \$5 per home per month. Board likes the service and did not want to discontinue service without getting home owners opinion.
7. Discussed that because of increase of items that require board attention that we may need to meet more than quarterly. Board would like to move from morning meeting to evening. Mike will have to review schedule.

HEARINGS:

1076 Dancing Horse Drive – Window air conditioner was not removed within the allotted time as of 8/7/2012. Home owner not present at meeting. Board voted 4-yes and 1-no to fine home owner \$50 for violation.

964 Dancing Horse – Window air conditioner was not removed by allotted time. Home owner Toni Duncan was present and did send letter to HOA of circumstances of window unit and reason for delayed removal. HOA had homeowners name as Lagasse instead of Duncan. This has been corrected. Board voted 1-yes and 4-no to fine homeowner \$50.

Next meeting is annual meeting on September 18, 2012. Meeting adjourned at 7:05.

Submitted by:
Michelle Scott
Secretary

Michael Mellinger
Property Manager