

Public board meeting minutes 2023-05-25

I. Call to Order

Meeting called to order at 7:03pm, Thursday May 25, 2023

All board members are present

II. Previous Minutes

Evelyn motioned to add Agenda item added after communication update to add superneighborhood. Bruce motioned to approve and Gerrit seconded. Motion carried

III. Agenda Changes / Approval

No agenda changes proposed

IV & V. Capital Planning / Maintenance

Gerrit reviewed the current status of quotes for items that we need to repair because they are broken

- Clubhouse roof
- Clubhouse AC
- Broken fenceline
- Broken pool gate
- Lack of insulation in clubhouse roof

The goal of the board is to not have a special assessment, but until all quotes are received, nothing is final. Possible option is to finance some of the larger items.

VI. Financials

Bruce reviewed the year to date financials. Almost all dues collected, \$10k outstanding. Expenses largely in line with expectations. Electricity a bit higher than planned. Several items budgeted for placeholder repairs

Side discussion about electric bill and paying for capital improvement plan. Once 5 year plan is complete, it will guide future assessment increases (or lack thereof) in order to maintain reserves at a safe level. 10 years ago, reserves were approx 290k. Currently they are 190k. What is a safe reserve level to target? The HOA has never said what the reserves should be, and the creation of the capital plan is intended to provide guidance as to what it ought to be.

The trend over the past 5-10 years is that the reserves have been reducing. The trend in the most recent 2-3 years is that reserves have been steady, but as we see from item V above, preventative maintenance and replacements have not been done recently. Had they been done, the recent 2-3 year trend would further show reductions in reserves. The income of the HOA needs to be suitable to maintain a generally flat long-term trend in the capital reserve fund once needed repairs are performed periodically.

VII. Security

Don presented a security report. State patrol saves us \$30,000 a year vs the constable. State patrol gives status reports every single day, so communication is better than it was with the constable.

The recent incident where State patrol didn't respond clearly or quickly to a homeowner call concerning a suspicious character has been dealt with. The front desk person that did not refer the call to the responding officers has been fired, and State Patrol has enacted a new partnership with Federated Communications to improve upon their call response times. Aside from this, overall impression of State Patrol is quite positive.

VIII. ACC/DRV

Don presented ACC/DRV report. Heathlake is the only neighborhood of the 76 associations managed by Graham that actually reviews and approves DRVs before Graham sends notices to homeowners. This means that residents are less annoyed with overzealous DRVs, and that we don't pay as much for certified mail from Graham as other neighborhoods do.

IX. Communication

Evelyn presented communications update. Since early 2023, volunteer support for many items previously supported by volunteer committee has pulled back. We need to do a volunteer fair again to build excitement and bring in more volunteers. We need to document what we're doing so that future members have a clear understanding about how things work, so we have better continuity. Pool party next weekend.

Rosie suggested that we approve the current minutes via slack and send them out via website post and share them in a timely manner via email blast for those that have subscribed to those updates.

X. SuperNeighborhood

Bryant presented some updates on Superneighborhood, which we haven't heard about much recently. The superneighborhood alliance throughout the city still exists. Briar forest superneighborhood (BFSN) kind of lapsed during covid. No currently elected officers for the BFSN. Bryant and Kathy Clark have taken it upon themselves to reinvigorate the BFSN. Graham represents 12 different neighborhoods in the BFSN. Bryant has been in contact with Graham to coordinate with board members in those other 12 neighborhoods. The person in charge at Graham has changed twice in this time. Request is for each of those neighborhoods to appoint a delegate so officers can be elected. So far only 3 neighborhoods have responded. Probably will have to go to Maryann Huffman's office and have them send out a notice, since that might get attention from the nonresponsive neighborhoods.

The goal of resurrecting the BFSN is the elected officials in the area would routinely go to the BFSN meeting and give updates, and it was easier to get things that benefit the residents in front of the politicians.

The meeting was adjourned at 8:32pm

XI. Open Forum