

Big Sky Home Owner's Association

Board of Director's Meeting Minutes

April 17, 2013

Present: Liz Peterson, Dawn Altmaier, Marcus Olin, Donnita Vass

Next meeting: TBD

I. Announcements

Liz welcomed all members and thanked them for attending. John was absent due to a medical appointment.

II. Discussion

The following areas were discussed by the board:

- **Legal Proceedings Update:** We obtained default judgment on one resident. Garnishment paperwork was sent certified mail to an employer. We received first payment from garnishment on a different resident. All other residents are current on dues, or have made sufficient arrangements.
- **Yard Waste Dumpster request by homeowner:** We discussed the possibility of providing a dumpster for yard waste removal. The board voted against the proposal because Sunshine Disposal offers yard waste removal, we did not budget for it, and we need to focus our finances to pond maintenance and fence repairs.
- **Pond Bids:** Liz provided 3 bids for pond and common area service. After review and discussion, the board elected to hire Arborpro Lawn and Tree Care over C&C Yard Care or Spokane ProCare. Arborpro offered more services for the dollar and a more thorough bid.
- **Reserve Study:** The HOA attorney advised us of a new law in Washington that requires us to complete a reserve study. This is a study by an outside source that will tell us how much money the HOA must have in reserve for upcoming capital repairs. Liz provide 3 quotes and we decided to go with a local contractor from Pfaff Engineers as he offered to do the study for a fraction of the cost of the two larger companies.
- **2013 Budget:** We went over the previous year's budget, the current budget, and a draft of the 2013 budget. We will not get the full \$26,000 in this year because of fine refunds, so we may need to do an emergency or one time increase of dues. We will wait for the reserve study results to decide an appropriate course of action.
- **Fence:** Liz provided quotes from a couple of sources. We would love to repair the fence along Aero, but at this time we simply can't afford it. One option is to have home owners repair broken planks in the interim. We may have a fix to pay the minimum \$45K, but we will need to wait on the Reserve Study to determine the budget.
- **Playground Security:** We discussed the damage that keeps occurring at the playground and discussed some options to monitor the area with cameras. ADT provided a quote of \$2K to install and \$18 per month to monitor. However, we did not budget for this purchase, nor do we have a good solution to run power to an area where the camera could record the activity at the park. Will readdress at a later date if the damage to park equipment and the fence does not stop occurring.
- **HOA Financing Option:** Alliance Association Financial Services provides loans to HOAs to help pay for expenses dues have not covered. This may be an option for us to cover the fence and all the pond/grounds upkeep. It is a \$100K loan minimum at 5% interest. We must

first pass the budget by the homeowners, and then the HOA board can vote on the financing option.

- **Washington Community Associations Institute:** The board voted to pay the \$114 dues to become members of the Association. This organization can provide documents, suggestions, and other resources to run an HOA effectively.
- **Rules and Regulations document and CC&R Violations and Fines Schedule:** Liz is working a schedule and violation to provide to homeowners so that if they do not comply with the CC&Rs, we can assess fines. We voted that the first violation would be a warning, the second violation is a \$25.00 fine, the third violation is a \$50.00 fine, the 4th is a \$75.00 fine, and the fifth and subsequent violations would incur a \$100.00 fine.
- **Update our Website:** We are looking at other HOA examples of websites and will update ours soon.

III. Roundtable

We discussed coming up with a date to remove the shed from the pond at the corner of Caelen and West Terrace.

IV. Adjournment

The meeting was adjourned.

DAWN A. ALTMAIER
Secretary

LIZ PETERSON
President