

## Seifert Creek HOA 2024 Meeting Minutes

March 4, 2024

Board Members Present – Heather Romine, Natalie Bean, Karen Lyons

Christina Nez, Elite Property Manager

Meeting called to order by Christina Nez at 6:00pm. Quorum was not met. 11 homes were present and 3 proxies. (24 needed for quorum)

Meeting minutes from 2023 reviewed.

Financials and 2024 Budget were reviewed (the budget was mailed to homeowners with annual dues notice). Ground Dynamics current contract will end in 2025. Another vendor was given opportunity to quote, but the Board decided to stay with Ground Dynamics for 2024, noting that there have not been any reported issues with the service and performance of the current vendor.

Heather Romine brought up the question of replacing the Christmas decorations for the neighborhood, since they are older and in need of replacement. It was agreed that the Board will purchase new decorations for 2024. Brian Owens and Adam Axthelm offered to help put them up, and the Board will also ask for volunteers prior to the date selected for the set up of the new decorations.

There was a request for an update on the signage at the neighborhood entrance. It was explained by Heather Romine that the north wall has been power washed and repainted after that side was vandalized on two separate occasions. The cost of replacing the damaged sign letters was significant, so it was determined that the wall would be power washed, repaired, and painted and left that way until it was decided on how to proceed. It was determined that the Board would check into having Ground Dynamics add some additional landscaping on that side in lieu of replacing the sign.

It was determined that some would like to have a neighborhood garage as the ones in the past have been successful. A date and time will be determined, and this will be communicated to residents in advance, to have time to prepare for the sale.

Natalie Bean's three-year term on the board is up in 2024. She agreed to stay on the board if there were no other residents wanting to serve. She was nominated for another three-year term, and the motion was seconded.

Brian Owens agreed to serve on the Architectural Committee to handle the architectural requests from residents.

Compliance notices have been recently sent to residents by Elite Property Management for streetlight outages. The Board will work to make sure that residents are also using the correct type of replacement bulb for the streetlights.

There was some discussion about using one vendor for trash pick-up in the neighborhood. It was determined that this was done several years ago and it was not successful, and Christina Nez noted that other neighborhoods currently utilizing a required vendor encounter many issues. It was mentioned that per the town, all trash is required to be picked up on Wednesday, and that appears to be working fine right now in utilizing different trash vendors.

There was some discussion about ideas to promote neighborhood involvement. Christina Nez mentioned that some other communities promote a Halloween or Christmas decoration contest, with gift cards being awarded to the homeowners with the most votes. It was also proposed to have a neighborhood cookout this summer. The Board will consider these ideas and send out updates regarding the contests and cookout.

The meeting was adjourned at 6:53pm.