

Seifert Creek HOA 2019 Annual Meeting Minutes

March 5, 2019

Board members present: Brian Owens, President; Joe Lee, VP/Secretary; Darla Legan, Treasurer

Christina Nez, Property Manager from Elite

Quorum: bylaws require 1/3 homeowners for quorum

Meeting called to order at 7:05 by Christina.

Forgot to review and approve the minutes from 2018.

Reviewed 2018 financials and 2019 budget. Ground Dynamics bid for landscaping remains the same. Jenny Greiner motioned for approval and Sue Gahimer seconded. Passed unanimously.

Elite stated that there were some issues with the online payment system for annual dues. Elite will be accepting 2019 dues through March 12th before delinquent notices are sent out.

Old business:

Nature trail is still closed. Good discussion about whether we should keep the property and fix issue, or sell to surrounding neighbors. Our last estimate for tree work was around \$30,000. There was a mix of residents who want to keep the trail and others want to let it go. Alan Edon offered to help get quotes for tree and stair work in order to come up with a real cost and we will collect some quotes to repair. If we do decide to sell the nature trail property, it's understood that decision would require a special meeting and a vote by all residents.

Brian Owens spoke with David Book, town manager, today and there is a plan to put sidewalks to connect the town to the Preserves. This would disrupt our irrigation system and require repairs. We'll evaluate the cost of moving affected trees vs replacement. Rawn Walley asked that the board investigate several dead or dying trees along the common area on the south side the entrance. Will consider moving trees, if possible and cost effective.

Discussed LED versus high pressure sodium street lights. The consensus of the attendees was that all residents should be consistent in the lamp type. Of those in attendance, who have LED street lights, they agreed that they will switch over to Sodium bulbs. We'll send letters to residents during the next light inspection and provide sufficient notice for changing LED street lights to HP Sodium.

Discussed plans to paint the common area light posts and sign posts. It was suggested that we send letters to all residents and for those that wish to have their own lamp post or mailbox, they could pay an extra fee and the painting company would handle it. Christina took an action to make this happen.

New business

Garage sale – Asked for a volunteer to take over the neighborhood garage sale. Nobody seemed interested, so we're not planning on having the garage sale. If someone decides they would like to take this one, please contact one of the board members.

Discussed the number of cars that are regularly parked on the street. According to section 10 of the covenants, the parking of any type of vehicle shall not be permissible upon any lot or street, other than temporary parking by guests and invites of the owner. The board will inspect and address this issue with the owners.

A reminder was requested for everyone that if you plan on making any exterior changes to your property, that you need to submit plans for approval to the Architectural Control Committee prior to the work being started. This includes small things such as exterior paint colors.

Alan Edon requested an update from the town on paving of the roads. The board will investigate.

Yvonne Jonas brought up the fact that we used to have an Easter egg hunt. It's been several years since we've done this and the question was raised if anyone would like to volunteer to lead this. Nobody volunteered to take it on.

Many thanks to Darla Legan for 3 years on the board as she rolls off.

Thanks to Mike Kelly for offering to be the new member on the board.