

Maple Hollow Homeowners Association

HOA Quarterly Board Meeting

Date: 5-Feb-24

Attendance

Donna Johnson (President), Ron Schindler (Vice President), Brett Cragun (Secretary/Treasurer), Steve Randall (Welch Randal Property Management)

Approval of Previous Meeting Minutes -- approved after recommended adjustments

Open Issues/Unfinished Business

Topic	Discussion	Actions/Follow-up
Board Meeting Schedule for 2024	Monday, Feb 5 Monday, Jun 3 Monday, Sep 9 Monday, Dec 2 (TBD) Annual Meeting: Monday, Oct 21	Need to schedule room at library. Check with library Jan/Feb 2024
Officer Reports	Donna: Merriest house award for Christmas - Potters (Christmas ornament awarded) Ron: Does board has access to review past notices and fines accessed? Yes, unofficial document kept and WRPM keep official tracking document.	None
Property Management Company Reports	Reviewed Balance Sheet, Income/Expense Reports, and Delinquency Report. Board agreed to not charge late fees on annual dues payments made before March 1st. (xx outstanding dues payments) 2024 Budget - reviewed and approved Projects -no projects identified by board	Revisit next meeting and determine if projects are needed.
CC&R's (Rules & Regulations)	Board discussed formal Rules & Regulations document. This document is created to help clarify and provide details on certain sections of the CC&R's. Steve explained that HOA Board can draft these position statements and distribute for a 30 day community review, after which the item could be considered finalized. Board discussed creating Rules & Reg statements to clarify and document position on, > Fines (already completed and approved) > Permanent lighting > Garbage can storage --trash can should be removed from street within 24 hours (by Wednesday night)	WRPM to review and refine Rules & Reg instructions written by board for permanent/holiday lighting and trash can storage.

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	<ul style="list-style-type: none"> >Trailer/recreational vehicles--Ok for 36 hours while actively loading or unloading. > ARC reviews > Landscaping/Artificial turf 	
ARC forms	Need to educate community to improve compliance in submitting ARC review forms when complete projects on property.	Newsletter

Agenda Items/New Business

Topic	Discussion	Actions/Follow-up
Spring Newsletter	Secretary drafts newsletter with help from Board. WRPM can help format and publish newsletter if Board can write articles. Article ideas: ARC review (page 1), community news, new neighbors, general schedule of inspections, Rules & Regulations purpose-document to define and clarify, weed control in park strips.	Complete and send in April. (WRPM uses Canva to create document)
Abeyance Agreements	Tool available for board when fines are assessed. Abeyance agreement are proposed and approved by board to when fines are assessed. They defer fines for a year if homeowner resolves issue and does not have additional violations. Fines will not be collected.	None-Discussion only
Trade Pricing Report (FYI Only)	Steve reviewed work resource guideline rates for home improvement work and consumer financing options.	None
Misc.	Messy landscaping in late fall and winter due to no leaf clean-up in common area. Annual dues prepayments. Do homeowners know they have prepaid/overpayment of dues?	Check with Beus and see if a November clean can be added. Nov/Dec--review and send dues balance notice.

Adjournment

Next Meeting: Monday, June 3, 2024, time TBD