

Autumn Ridge Homeowners Association

Annual Meeting Minutes 5/14/2018

Board Members Present

Tim Nowell, President
Nate Elgert, Vice President
Cindy Maurer, Secretary
Louis Weitkam, Treasurer
Chad Langford
Tim Knust

Not Present:

Kris Saxon

Ten residents were in attendance.

General introduction by President, Tim Nowell

The Homeowners Association's responsibilities are twofold:

- 1) Maintain entrances and common areas
- 2) Covenants

The expenses last year were \$35,000 and the budget for this year is \$30,000.

Dues remained at \$135/household with a \$10 prepay discount. Every \$1,000 we spend is approximately \$4.50/household.

The entrance project is now completed.

Shingle choices for new roofs have been expanded, a list is on the website.

Social activities sponsored by the homeowners association included 4th of July parade, TGIF Party, garage sale weekends, progressive dinner and an easter egg hunt.

SECRETARY:

The minutes from the last annual meeting were read by Cindy Maurer.

COVENANTS:

Chad provided an overall review: It was a quiet year with only a couple letters needing to be sent for covenant issues, mainly fence and cars. Those issues were resolved.

We are also in the process of reviewing the covenants to streamline and update to current day standards. We have consulted the attorney and discussed procedures to update but it will

require 75% of the homeowner's notarized signatures on two different documents which will be difficult.

Roofing options have been expanded with the goal being a consistent look and color.

LANDSCAPE/MAINTENANCE:

Nate discussed our current vendor Landscape for Less. They are doing a very good job and we have renewed the contract.

Projects for this year include: upgrade electric GFI on P Street entrance, relight school side of entrance, add a couple lights to 172nd street entrance, clean out dead plants, strip of pine tree grass will be mulched, and boxwood to be planted in front of monuments.

A new vendor RFQ for snow removal will be done.

Holiday lighting will be done by Brite Ideas this year.

BUDGET:

Louis presented the treasurer's report for the year and the budget.

He noted we had an \$11,000 savings over our budget in 2017 and the new budget is \$30,000.

ELECTION: There were not enough present or ballots returned to have a quorum. The board will therefore appoint the open seats.

Q & A:

A question on fences was brought up and discussed.

Meeting adjourned.