

Autumn Ridge Homeowners Association

Annual Meeting Minutes 5/8/2023

Board Members Present:

Nate Elgert, President
Chad Langford, Treasurer
Cindy Maurer, Secretary
Duane Milacek
Todd Hill
Dan Werner
Kurt Welu

Not Present:

Joe Sorenson

Five residents were in attendance.

General introduction by Nate Elgert of all board members and their positions.

The Homeowners Association responsibilities are twofold:

- 1) Maintain entrances and common areas
- 2) Covenants enforcement with a goal to keep the viability, attractiveness and character of our neighborhood up to enhance home values.

Dues were set at \$150/household with a \$10 prepay discount. The dues are what provides the funds to accomplish the above goals and responsibilities of the Board.

Social activities sponsored by the homeowners association include: 4th of July parade, block party, garage sale weekends, progressive dinner and an easter egg hunt.

SECRETARY:

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

BUDGET:

Chad presented the treasurer's report for actual spending in 2022 and the budget for 2023.

Actual 2022 ended with a loss of \$4,736 over the projected budget. Half of that loss was due to a carryover landscaping expense from 2021. The new budget for 2023 projects income will raise some due to higher dues, and spending to remain fairly consistent but we are forecasting a loss of \$780 in 2023. We reviewed each category of the budget and expenses. There were no questions on the budget.

We reviewed bank account balances and target having approximately 12 months operating expenses in reserve (\$30-35,000). We are currently slightly over that at \$38,834.21.

The new online system of collecting dues with Cheddar Up has proven to be very successful and popular with homeowners. The fees are low and it is used by a majority of homeowners.

There was an audit done of our accounting books in 2022 by an individual outside the Board to ensure we protect the security of our system.

COVENANTS:

Todd provided an overall review: We sent 3 letters throughout the year related to trailers or campers parked in driveways for extended time periods.

Nate reviewed the project to change the bylaws and covenants. There are currently 96 yes votes of the 167 needed for approval of the new covenants and bylaws. The goal of the covenant changes will be to promote an attractive, consistent look for our neighborhood, protect homeowners and maintain home values.

There were discussions regarding the covenants specifically in relation to improvements, house colors, trailers and grandfather rules. One homeowner asked if the city gives permission why would the homeowners board need to approve? The explanation that the city can approve the actual structural permit and sound building practices but cannot determine if the structure is appropriate and consistent with the homes in the neighborhood.

It was indicated by a homeowner that the track changes on the website were difficult to find. Dan will change it and add a link on the opening page to help provide easier access to those documents.

A homeowner expressed concern that lowering the percentage of approval required for changes to the bylaws or covenants from 75% to 55% was too lenient. The board explained the reasoning was that acquiring 75% is extremely time consuming and difficult to get responses from homeowners. To get over a majority is more reasonable and attainable.

LANDSCAPE/MAINTENANCE:

Lawn care for Less is our landscape vendor. They are doing a very good job and are reasonably priced. A new review of vendors may be executed in the next couple years to get bids and reevaluate options.

A dead tree will be removed by the landscape company and perennials will be planted this spring as well.

One homeowner requested the small parcel of land edging Q Street behind their home be mulched along with the remaining strip and Nate indicated he would have that done.

ELECTION: There were only 24 ballots returned, not enough to have a quorum. The board will therefore appoint the 3 open seats on the board.

Q & A: No questions were raised.
Meeting adjourned.