**Greencrest HOA Annual Meeting**

**October 28, 2016**

Members present- Chris Utsler (President), Ginny Rodriguez (vice President), Mark Stanforth (tresasurer), Audra Cribbs (secretary), Kirk Sullivan, Meari Edwards

Call to order 6:40pm

1. Minutes from previous annual meeting- unanimously approved
2. Treasurer’s Report- (Mark Stanforth) – unanimously approved
3. Old Business-
	1. Year end Review-
		1. Directories- will continue
		2. Dumpster Days- will continue, need more watch over them
		3. Garage Sale- good participation this year
		4. Firewise- will continue 2 events
		5. Annual Picnic- will have more than 1 event
		6. Resolution of neighborhood issues- snow removal, speeding, quarrels, newsletters
4. New Business-
	1. Listserver- Old listserver was terminated. It was overseen and owed be an individual. The HOA can create a new listserver that can be overseen by the HOA. Email invites will be sent out and you have the option to join or not. Moderators will be chosen by the board, and will not be members of the board.
		1. Vote to create new listserver- 38 votes for creation. Motion approved
	2. GHOA Website- The HOA has obtained ownership of [www.greencrest.org/](http://www.greencrest.org/) We would still like help editing and overhauling the site. The HOA will do its best to slowly improve the site.
		1. Request to add more information including when the board meetings will take place.
	3. Neighborhood Watch- Neighborhood watch is currently controlled by 1 person. CSPD prefers that they interact with each individual block captain and not the HOA as a whole. The HOA proposes giving each block captain $50 to assist with their annual block meeting/social. The neighborhood watch also has a separate listserver that is owned by and individual. The HOA would like a new listserver that the Board could be involved in to increase cohesiveness of the entities. Our contact person with CSPD is changing and we would like to wait to make changes until we know who he/she is.
		1. Vote to give each block captian (8 total) $50 to host annual social event. Approved with 42 votes
		2. Vote to wait for creation of new listserver for neighborhood watch until our new CSPD contact is in place. 37 for. 1 against…Approved
5. Voting on activities for next year-
	1. Dumpster Days- passed
	2. Picnic- passed
	3. Newsletter- passed
	4. Directories- passed
	5. New homeowner gift cards- passed
	6. Funding for block captians- passed
	7. Ideas for more events-
		1. Would like more social events- cookie exchnges, Halloween parade, Easter Egg hunt, neighborhood clean-up days
6. Covenant Enforcement Guidelines-
	1. The board will start sending out notices as of Jan. 1 to all homes in viaolation. The Board will follow the Covenant Enforcement Guidelines already in place.
	2. Open for Discussion-
		1. How does board enforce violations that been there for several years?
			1. Follow the covenant enforcement guidelines, utilize the ACC for help
		2. Violations beyond the scope of the covenants should be take to the city and filed thru their system
		3. The goal is to maintain or increase property values, not to cause arguments
		4. HOA plans to deliver copy of covenants to all new homeowners
		5. Speeding on Brenner still an issue
			1. Not enough violations to justify speed bumps, will ask for a new analysis, will ask block captains to help with communication with CSPD about these kind of issues
7. Voting for new Board Member-
	1. Move to re-elect Ginny Rodriguez, Audra Cribbs, and Chris Utsler. Unanimously approved
	2. Nomination of Bob Capraro and Ben Lowe for ACC- Unanimously Approved
	3. Nomination of Barbara Sieving and Eldy Deines for GHOA Board- Unanimously approved
8. Open floor for discussion-
	1. Barking Dogs- board will continue to follow steps in the conflict resolution guideliines. Since this is not a covenant violation, the board cannot enforce but is happy to talk to the homeowner. If attempts are not successful, the neighbor can file a complaint with the city.
	2. Board is asked to look into a tree spraying discount similar to what we have with Bestway

Move to adjourn 8:22