

Greencrest HOA Annual Meeting

October 20, 2018

- I. Call to Order – 6:18 PM
- II. Treasurer’s Report – Review report.
 - a. Clarification on due payment. Bylaws do not say that they are mandatory. The dues help the neighborhood.
 - b. Dumpster costs were raised.
 - c. Insurance is to protect the board and HOA from liability. For example with sponsored events, if there was an accident, the insurance would help cover these issues/costs.
 - d. A move was made to accept the Treasurer’s report.
- III. Old Business
 - a. Review of Year’s Activities
 - i. Wildfire Mitigation – There were several fires in Palmer Park in this year.
 - ii. Dumpster Days
 1. Overage Cost for improper disposal. \$145
 2. Shall we continue? Neighborhood watch cannot be reasonable at night. Dumpsters are nice, but the common consensus of increased dues. We have tried one dumpster where it filled in two hours. There are people in the neighborhood who don’t pay the dues and use the dumpsters. It should be a consequence of people don’t pay their dues. Could we charge people to use the dumpster? Maybe we could lock the dumpsters. Suggest a sign for Greencrest Due Paying Homeowner’s with a prominent sign of what not to dump. Recommend paying \$10 to pay for anyone using the dumpster and have someone collect it. Schedule dumpster for one day.
 3. Made motion to do it every year. 22 of 27 Households.
 4. We should it have it manned and validate them against paid neighbors. We will have a dumpster committee volunteer to man the dumpsters. We should have a fee for dumpster use. Do not advertise at the entrances of our neighborhood for this event.
 - iii. Neighborhood Picnic (Topic was skipped because members wanted to move to more important topics.)
 - iv. Best of Greencrest (Topic was skipped because members wanted to move to more important topics.)
 1. Would like to see more participation and voting
 - i. What else could we do for community involvement
- IV. New Business
 - a. ACC Violations (Bob Capraro)
 - i. Things that need to be approved by ACC
 - ii. Sent out letter addressing 2 most common violations
 - iii. Reporting Violations
 - iv. Thank you to everyone for submitting your ACC request online. If you have something existing, don’t worry. Bob is going around approving past items just

put on the record. We have had small violations. Most common problems are debris, junk, RVs, and trailers.

- v. What about the RV parked up on wade where the driveway was made? This is a gray area and depends on the home. It should go behind the house. Change the convenance if we don't like it.
- vi. Complaints about cars parked in front of the home. Zoning says it has to be unregistered.
- vii. If you see something, please report it to ACC. You can submit violations online.
- viii. We have called code enforcement. We prefer to talk to neighbors first before going to the next level.

b. Security Concerns

- i. Vandalism and theft this year
- ii. Encourage locking mailboxes
- iii. Encourage motion detecting lights and leave a light on outside.
- iv. Comments made: It is a logistical challenge. Do we have statistics on the neighborhood? There is a site to get all the calls made in the neighborhood. It doesn't physically give a specific address.
- v. Neighborhood Watch Status. There are active captains, but there are some that don't have one. The captains do share information. We liaison with our police officer. When we had a homeless camp, our liaison came through and camp was moved out and cleaned up.

c. Annual Dues

- i. Breakdown of where the money goes and cost comparisons
- ii. New Ways to pay
- iii. Proposal of increasing annual dues to \$50
 - 1. Discussion of how money could be used
 - a. Curbs painted – well numbered curves used by police and firefighters. Last time \$12
 - b. Cut expenses – we are not making budget.
 - c. With 50% of homeowners participating, why increase dues.
 - d. Several years ago – we had more participation.
 - e. That was the same year to update the convenance with a door to door knock. Self-addressed envelopes. Welcome committee. Emails/Facebook/Listserver.
 - f. They use send a bill to homeowners on what dues were required.
 - g. Collection efforts need to be strengthen. Maybe, get homeowners/neighbors to volunteer to help knocking door to door. Invoiced emailed.
 - h. Dues collection – there is a misconception that dues are not mandatory. Change the language to help with enforcement. There should be no question that these are mandatory.
 - i. Why is it “optional” when we buy homes? Due November 1 for the next fiscal year.

- j. It a benefit for all our homeowners to pay their dues. Specify what they are getting for their dues.
 - k. Only send billing with an envelope to those who haven't paid and then do a door knocking campaign.
 - l. Some people cannot pay to the dues.
 - m. Who is responsible for our sidewalks? City is responsible. We need to call.
 - n. Motion to delay the dues for one year made by President. This was petitioned against due to the fact we had received votes and this was not what had been requested from the Board.
 - o. Craft language that indicates it is not volunteer. We need to consult a lawyer to ensure legal requirements.
 - p. How are you going to get people to pay 50 those that don't pay 30? We do have a budget. Increase participation with the 30. We don't want to make this a slippery slope to increasing years to come.
 - q. On the bill, we should stipulate a due date and effective date.
 - r. Course of action – bill address, notification, increase participation campaign.
 - s. We have to make budget.
 - t. Put the consequences on the bill to say what they are not getting if dues are not paid by homeowner.
 - u. Here is the commitment made by Vice President–Board will send bills for outstanding balances and explain what the dues are used for. Do door-to-door campaign for those who do not pay after bill notices.
 - v. We can add more language to the website.
 - w. Petition the board written letter.
 - x. For those in person who have not submitted a ballot. 6 Yes votes Four Nays.
 - y. Absentee count: 35 Yes and 12 Nay.
 - z. 41 Yes and 16 Nay. Dues are increased to \$50.
- iv. Speed Increases on Brenner. VP has called engineering. Speed bumps are longer provided, but they provided speed patches. Reported average speed was 25 mph. Highest in the 60s. If the average was higher than 25, police would support. CSPD will be putting more resources to monitor. We can add a sign. There are \$3k. You can provide license plate to neighborhood watch to submit a complain.
 - v. Election of New Board Members
 - 1. Chris Mortenson – Board Member
 - 2. Jarrod Deines – Board Member
 - 3. Jane Schwoeble – Board Member
- d. Communicate – With a Fall Newsletter

- e. Halloween – If homes are interested in trick or treaters, HOA will collect those name and send to list server. Also, make a note of times of trick or treaters and explain the code with lights on and lights off.

2018-2019 Board Members

President – Chad Elston

Vice President – Chris Mortenson

Treasurer – Barbara Seiving

Secretary – Jane Schwoeble

Board – Paul Cook

Board – Jarrod Deines

Board – Phil Givens