

Annual Greencrest HOA Board Meeting Minutes
Prepared by Chris Mortenson, Secretary
10/26/2021

Location:

- Garden Ranch Baptist Church, 3830 Van Teylingen Dr., Colorado Springs, CO 80917
- Zoom Video Conference (attendance by member registration only)

Meeting called to order at 6:02 pm

HOA Member Attendance In person (28):

- Board Members: Paul Cook: President, Jane Schwoeble: Treasurer, Chris Mortenson: Secretary, Danny Jensen: Director
- Members: 24 HOA Members

HOA Member Attendance on Zoom Video Conference (9)

Total HOA members (lot owners) attending: 37

Meeting Agenda:

- Treasurers Report
- Nomination / Election of Directors
- Update of Bylaws and Policies to meet Regulatory Requirements
- Support for Board of Directors (member database/records/privacy/tax/accounting/legal)
- HOA tax returns
- Mandatory dues and HOA membership
- **Treasurer's report**
 - Treasurer's report attached
 - Explanation of report contents. Dumpsters, Legal consultation, filing fees for back-taxes, insurance, picnic and newsletters, church, Internet p.o. box and bank fees
 - Questions concerning insurance. HOA carries liability insurance for the HOA and HOA board members (errors and omissions)
- **Tax Returns**
 - The GHOA reincorporated in 2007 and filed required Federal taxes in 2007, 2008, 2009, but no filings since. Back Federal and State taxes have now been filed for 2010-2019, and current taxes for 2020.
- **Nomination / Election of Directors**

- The bylaws authorize 7-9 board members. HOA members elect directors for 2 year terms (up to two). The board of directors elects its officers on an annual basis.
- The board currently consist of 4 members.
 - Jane Schwoeble is leaving the board,
 - Chris Mortenson will continue for his fourth year, and
 - Danny Jensen will continue for his second year.
 - Paul Cook has served for 4 years and is term limited, but is willing to continue for to serve to assist transition
- Heidi Syles was nominated for the board and accepted the nomination. There was a request for other nominations to serve as directors, but no volunteers.
- Paul Cook called for vote, Danny Jensen seconded.
 - (VOTE) Heidi Syles board member (unanimously yes)
 - (VOTE) Paul Cook allowed to continue as a board member (unanimous yes)
- **Other Board Issues**
 - Needs database for directory with information such as names, addresses, phone numbers, household members, and scanned authorization documents.
 - Need a database of membership information including email addresses.
 - Needs new software for collaboration and records retention addresses
 - Also need members to help with Architectural Control Committee (ACC is a group of up to 3 members who advise community members on how to submit proposals for a change to their properties as well as what meets both HOA community standards as well as city code). Board members ultimately vote to approve proposals.
 - Need policies to support board member transitions and education.
- **Dues / Assessments**
 - The HOA has historically had an “unwritten” policy that dues were “voluntary”, however the number of members paying dues has continued to decline. This has resulted in an increase in dues (currently \$50/year, the equivalent of \$4.17/month). For 2020 -2021, one third of the member (60) paid.
 - HOA expenses have exceeded income in 5 of the past 10 years. The past “policy” that dues were “voluntary” is no longer sustainable and not supported by the governing documents.

- Payment by all members will allow future dues to be reduced.
 - Membership in the HOA is automatic and mandatory for all lot owners. Dues and assessments, as used in the governing documents are the same. The board of directors has a fiduciary duty to attempt to collect dues/ assessments
 - Dues for the fiscal year Nov 1, 2021 to Oct 31, 2022 will no longer be considered voluntary.
 - A suggestion was made that we send bills, reminders in a newsletter, and explanations of what the dues go towards. Also a suggestion to use list server to remind people to pay dues.
 - A former member of the board left the meeting expressing frustration at the lack of action from the board toward paying dues.
 - There was a discussion on making bylaws read more explicitly that dues are “mandatory” although they are mandatory in the covenants.
- **Other Discussion and Comments**
 - Community member complained of lack of communication. Did not realize when “Dumpster Days” was until they saw the dumpster.
 - Suggestion made to hold more regular meetings (quarterly) to bring the community together to help solve current problems
 - Paul Cook pointed out the requirement to inform community of regular board meetings, that all members are allowed to attend and that the minutes need to be published.
 - Short discussion on the need for more neighborhood watch captains-

Meeting adjourned 7:24