Board meeting 11/4/25 at CPM offices with Zoom

FULL TRANSCRIPT (with timecode)

00:00:00:29 - 00:00:08:10
Either the misinterpreted or not said, and that was one way to be secure. Like we didn't document it.

00:00:08:29 - 00:00:10:24
Yes, I saw. I saw that.

00:00:12:22 - 00:00:14:21
So we need a good secretary.

00:00:14:23 - 00:00:19:05
So we have 1212 homeowners on on zoom this evening so far.

00:00:19:12 - 00:00:24:18
Okay. Um, I think we we have a quorum. So.

00:00:25:00 - 00:00:26:24
Um, Mark, on the, uh.

00:00:28:02 - 00:00:32:18
I did, uh, Mark Wilson, is he one of the attendees?

00:00:33:18 - 00:00:34:14
No.

00:00:35:09 - 00:00:42:16
Okay. Mark's a board member. Okay. He was going to try and attend in Arizona. Uh.

00:00:43:26 - 00:00:49:04
I'll watch for him. And if he if he signs on, I'll. I'll chime in and let you know.

00:00:49:11 - 00:00:50:02
Okay.

00:00:52:00 - 00:01:28:02
Okay. So, uh, I'm going to open this board meeting. We have three of the board members. Judy Henderson, Paul Baker, myself, Craig Hanson. Uh, so we have a corn. And so I don't know if we need to approve it, but the meeting is open. Um, we also have in attendance Liz Hamilton. Uh, and Liz is a homeowner, and she's going to take over down the road, uh, setting up and, uh, handle, uh, consistent zoom meetings with the homeowners.

00:01:28:10 - 00:01:59:10
Um, we have everybody who came online. Welcome. I can't see you. Uh, I have a very small laptop here. Uh, but. Welcome. Uh, and at this moment, there will be no, uh, interaction from the homeowners to, uh, the board members, I don't think. But we're glad you're here. We're glad you're listening. And if you got something I'm assuming is really important about the budget.

00:01:59:12 - 00:02:33:27
Then just send a chart to your system and you can take a look at it for us and kind of determine if that's something that is important. Okay. Well, we also have Dana Henderson, who's head of landscaping, and David Swearingen, who is head of the ACC. Okay. That being said, uh, the two priorities, uh, tonight, uh, are the budget being the main priority.

00:02:34:10 - 00:02:43:11
And then, uh, we're going to finalize. Hello? Hello. Joy. Jerry. Right here. Yes, sir.

00:02:45:15 - 00:02:46:09
Welcome.

00:02:46:20 - 00:02:47:05
Thank you.

00:02:47:20 - 00:02:52:18
Thank you. Oh, wait. It was this late. I wanted to.

00:02:52:22 - 00:02:57:18
Show everybody online. Uh, Joy Wright, uh, our fourth board member has just arrived.

00:02:57:29 - 00:02:58:14
So.

00:03:02:13 - 00:03:03:03
You're on.

00:03:04:17 - 00:03:05:02
Yeah.

00:03:05:15 - 00:03:06:00
Okay.

00:03:06:05 - 00:03:08:29
That's okay. Are you still there, Susan?

00:03:09:05 - 00:03:09:20

Yes, I.

00:03:09:22 - 00:03:10:07
Am.

00:03:10:09 - 00:03:12:12
Okay. The screen just goes black.

00:03:12:18 - 00:03:13:03
Oh.

00:03:13:21 - 00:03:16:03
That's okay. I just couldn't tell if.

00:03:16:16 - 00:03:23:24
Black because someone was trying to talk. And I think they're on a phone line. And I'm wondering if it could be Marc who's trying to say something.

00:03:25:07 - 00:03:27:24
Okay. Can you hear me?

00:03:29:03 - 00:03:30:29
Yes. That's fine.

00:03:31:17 - 00:03:35:12
Mark, you hear me? Yes. Yes. Can you hear me?

00:03:35:21 - 00:03:37:10
Yes. Yes. Yes.

00:03:38:17 - 00:04:17:07
Hi, Marc. Okay. I'm here. Okay. So anyway, the priority is going over the budget and finalizing and voting on the budget. Uh, the second thing we gather, we're finalizing, uh, the election process. Uh, Susan and I have already talked about it and sent back to its back and forth. They're pretty well edited. She's making, I think, 1 or 2 little corrections, and then she's going to get to those by this week, and then it'll be the process of getting that mailed out and explaining to the homeowners what's going on.

00:04:17:25 - 00:04:43:13
Um, we've got two hours tonight, so we have to shut down. Um, well, the goal was to shut down by 730, but there's a few other topics we may try and get into. Assuming the budget doesn't overpower us. Um, but we have to close down by eight. So, um, I'd like to get in to the budget, and.

00:04:44:06 - 00:04:45:22
Um, and I do.

00:04:45:24 - 00:04:47:22
We have to approve the minutes of this last.

00:04:47:24 - 00:04:48:09
Meeting.

00:04:48:22 - 00:05:04:15
I need somebody to keep me sharp. So. Yes. Uh, did a very good chance to read through the, uh, minutes. Uh, yes, I got the correct date there. Yes, that's for my records. Thank you. So.

00:05:06:24 - 00:05:17:22
The bottom right hand corner, it says 411, 20, 24. That's an old document. And I didn't realize I had to correct that. But everything else up in the headers is correct.

00:05:19:10 - 00:05:30:06
So was there anything that any comments, changes or additions to budget Means.

00:05:30:08 - 00:05:31:28
Committee on Veterans Day?

00:05:34:12 - 00:05:45:00
So this was the original plan. Okay. And we will mention that that got changed. Okay. So but that as it had been planned during the meeting.

00:05:46:24 - 00:05:47:09
Okay.

00:05:47:19 - 00:05:52:16
I'll make a motion that we approve the minutes from the last meeting.

00:05:52:18 - 00:05:54:13
Okay, so second.

00:05:54:24 - 00:05:56:18
Trudy made the motion.

00:05:59:15 - 00:06:00:17
All in favor?

00:06:02:06 - 00:06:04:19
Okay. Thanks, Mark.

00:06:12:24 - 00:06:13:17
Okay.

00:06:17:05 - 00:06:52:29
So we have the minutes set aside. Normally, we would go into some forms of some of the reports, but we're not going to do that now. Again, priority is the budget. Uh, as our past minutes stated, we originally were going to do a budget meeting at Judy and Dana's home on the 11th. Worked it all out and bring it to the board meeting, discuss it and vote on it. Uh, at Susan's suggestion, though, you should do that with homeowners available on zoom and we just get everything done.

00:06:53:08 - 00:07:15:03
Uh, so, uh, that's what we're going to try and do. So I'm going to open it up to somebody on their budget mint. You have several WhatsApp topics that you want to talk about. Relate to the, uh, budget, to the budget. Well, you caught me off guard. I didn't realize.

00:07:15:05 - 00:07:15:20
It.

00:07:15:23 - 00:07:19:05
So I let you think about what your wife started.

00:07:22:08 - 00:07:22:23
No.

00:07:22:25 - 00:07:23:23
He's better. Okay.

00:07:25:01 - 00:07:25:27
Okay, let.

00:07:25:29 - 00:07:27:02
Me let me grab my notes.

00:07:27:04 - 00:07:27:19
Here.

00:07:28:15 - 00:07:41:00
On the back side. Thank you. Somebody else would be ahead of me. Well, uh, some of the questions. You want me to make reference to my notes that I sent out to the group, or.

00:07:41:02 - 00:07:47:19
I don't think everybody brought their notes, so I think we, uh. Okay, refresh the question. And that way, the, uh.

00:07:49:09 - 00:07:52:03
The other homeowner talked to. And here's the question.

00:07:52:05 - 00:07:52:20
Okay.

00:07:53:20 - 00:07:55:09
Basically, um,

00:07:56:27 - 00:08:00:14
what what I wanted to share with you was number one.

00:08:00:20 - 00:08:01:12
Um.

00:08:01:24 - 00:08:27:12
I got a, um, a spreadsheet that shows the comparison of what 2025 was with some projections of what 2026 could be based upon how we spent our money this last year. And one of my questions was that, uh, um, did we use any of our reserve funds to take care of operating expenses?

00:08:27:21 - 00:09:05:17
Not in 25. I have to go back. We did use some money at the end of 2024 to pay for, uh, some legal fees on carino and the berm and the barriers. So I think we dug into my memory $7,500, but in 2025 we haven't used any reserve. Albeit there may be a thing or two that we may look at that we want to pay back that were in this year's budget.

00:09:05:19 - 00:09:08:18
But I think we're going to balance out.

00:09:08:20 - 00:09:09:05
So

00:09:10:24 - 00:09:11:09
I.

00:09:11:11 - 00:09:11:26
Don't.

00:09:11:28 - 00:09:16:19
See some indication here of common area extra maintenance. And there's.

00:09:17:12 - 00:09:17:27
Uh.

00:09:18:19 - 00:09:34:08
Something like $2,500 with an alligator. And then there was another landscape, other in which $5,000 was allocated. I was just curious because it doesn't identify what those things are. And I'm just wondering

00:09:35:29 - 00:09:41:01
if those include, like the barrier barriers, the barricades, or is that so?

00:09:41:03 - 00:09:50:06
As far as Karina and the barriers, none of that's going to, uh. Uh, well, let's see here.

00:09:53:08 - 00:09:56:19
None of that's going to show in 2025.

00:09:58:23 - 00:10:26:08
There are invoices. I'm sure that Tamara gave us. But the breakdown of that $5,000 are going to be gone off memory. Uh, in there, I think we had a, like, you had, uh. Uh, I don't remember if we had to hire some people to clean a lot or to. We paid for one of the extra ponds may be in there for cleanup. Uh, so we'll.

00:10:27:17 - 00:10:28:02
See.

00:10:28:08 - 00:10:31:26
That. Yeah, that probably is. That probably would have been in there.

00:10:33:08 - 00:10:35:21
So barriers were put up in 24.

00:10:36:20 - 00:10:37:09
Yes.

00:10:38:17 - 00:10:43:06
We didn't have the slide till January 1st of 25. Five, right?

00:10:43:14 - 00:10:50:02
Yeah, but that was done in, uh, I will say October. So,

00:10:51:27 - 00:10:52:19
um.

00:10:55:18 - 00:10:57:07
Again, that, uh.

00:10:59:14 - 00:11:10:09

But we're very well know our hands is close to the barriers. You're talking to concrete. Yeah. Yeah. They weren't there was in the past.

00:11:10:20 - 00:11:41:08
So we we did that after we saw. So that probably was in January or February of 25. Right. Um, there's a few things for money. Was put that without asking camera. I wasn't looking and that's we really need to get somebody to help out on the financials because when these bills come, they could sort of we get them, I get them in a bundle. I have time to grab the numbers and make the treasurer's report, but not to analyze each one of them.

00:11:41:13 - 00:11:52:21
But those invoices do exist and they are in each month a bundle from CPM. Do we have access of.

00:11:52:27 - 00:12:16:27
This is probably not proper county term, but the ledger, just like we do in our checkbook ledger where it shows January, we wrote 15 checks and wrote next to it. I went on to the power of one to grocery store. And what do we have that kind of documentation. So when we paid out, it would show in the ledger, like an account payable.

00:12:17:16 - 00:12:19:01
To General Ledger. You do.

00:12:19:03 - 00:12:49:20
General Ledger. Now, I don't know whether Tamra what P was giving us again in that packet. It was itemized. You know, every every dues assessment that came in, every invoice that was paid. Um, but whether it's the traditional lecture format. I don't remember, but they were totals like that. But I don't have one here showing.

00:12:49:22 - 00:12:50:20
That that's happening.

00:12:50:25 - 00:12:58:12
Just like when Robert. We never knew what Robert spent months to month. We never got a monthly statement.

00:13:00:08 - 00:13:12:18
He spent $25 on stamps and, you know, $10 or so, whatever. But there must be I don't know, don't we have an accountant? Is that.

00:13:12:20 - 00:13:13:05
So?

00:13:13:07 - 00:13:13:22
Would do something.

00:13:13:24 - 00:13:15:13
Did say that we will have a legend.

00:13:15:15 - 00:13:46:16
When he has it and like, say, Tamara's, uh, I gave her bank statements, usually of second or third of the month that we controlled, which was the reserve and structured deposits. And usually by the 10th she had a packet with everything, uh, reconciled. And in that packet where the invoices paid, the water bills, the electric bills. You know, everything was in there. Okay. Uh, so it could be gone through in those questions.

00:13:46:18 - 00:14:05:03
Yeah, because that's how you find out that, okay, we've got a big water leak, you know? Um, all of a sudden, some surges that is so different. And with nobody going through and actually looking at that, we missed some of those things.

00:14:05:05 - 00:14:27:21
So I'd have say I was on camera or somebody to pop up said, well, guys, you have $2,000 over your $100 budget. We never got that. And Tamara was good. But again, that's why we really do need and I need some help financially. We need somebody to get that and to go through it. And they could answer that. Yeah.

00:14:28:07 - 00:14:29:09
That's active.

00:14:29:11 - 00:14:30:08
And well, my.

00:14:30:10 - 00:14:41:14
Question is just how many people have access to what you working put together on this show that if I keep referring to this. This could be confusing to have.

00:14:41:27 - 00:14:43:28
Yeah. The, um.

00:14:45:20 - 00:14:51:15
I think it's Susan. Is it Daniela that I'm going to be working with as far as, uh.

00:14:51:17 - 00:14:52:02
So.

00:14:52:04 - 00:14:53:15
Posting documents.

00:14:53:17 - 00:15:24:16
That's just a transition. Uh, we'll be assigning a staff accountant, and every month they'll upload to the portal for the board the full set of financials. It'll have everything. The general ledger. It'll have the profit and loss. It'll have the AGM prepaid invoice, check, register, everything. And then, uh, for the members they will have on the owner portal, they'll have the balance sheet and the profit and loss. They don't get to see all the other stuff.

00:15:24:18 - 00:15:53:20
But, uh, your previous management company has a pretty detailed general ledger here, and we can. I'm seeing everything that was spent out of operating and reserves. And I think that if we need to do anything, that's what we call a doo doo doo front. So if we find that there are monies due back to operating and back to reserves because it should have been an operating expense, we can put it on the books and as you have excess funds you can get that paid down.

00:15:54:00 - 00:15:56:03
Okay okay.

00:15:56:10 - 00:16:01:18
Excellent. So it's like take Tamara, she was sending me stuff.

00:16:03:09 - 00:16:31:08
Uh, we can do a treasurer's report because Susan says they don't do one. So the one that I made has to be filled out, uh, that that comes from the information. So it's there. And if we get somebody who can come in and say, okay, we're on track for or spend the money correctly, we haven't gone over landscape. Why did the water bill go up $1,000 over projected? You know, they can look at that.

00:16:31:11 - 00:16:51:14
In this last year I've been receiving the water Waterville. The management company has sent a copy to me, as well as the water bill being sent to the management company to be paid so that I can review each month of water. I since I'm on the landscape committee, I'd really like to have that continue, if that's a possibility to work out with Susan.

00:16:51:16 - 00:16:57:14
So was a VPN with Tamara was giving you the one thing about.

00:16:57:20 - 00:17:24:13
Me every month of our usage rates so that, for example, they just shut down the water for our common area entirely. So I'd like to make sure that when the water bill comes next time it reflects that rather than oh wait, why is this water? Why is this meter still running? If in fact, and I don't, and I think I'd be probably the most knowledgeable person to know what to expect. So I would like to be in that loop if that's possible.

00:17:24:18 - 00:17:26:27
Okay, so here I am.

00:17:26:29 - 00:17:29:15
I get in the water bill too. Who would that be?

00:17:30:00 - 00:17:34:13
Dana Hendrickson, uh, he's head of the landscape committee.

00:17:34:14 - 00:17:39:05
Okay, I will I will get that set up for you, Dana.

00:17:39:09 - 00:17:40:03
Thank you.

00:17:40:05 - 00:17:41:10
Thank you. You're welcome.

00:17:42:02 - 00:17:42:17
Okay.

00:17:42:19 - 00:18:01:27
So that's when we have our first set of financials ready for you. We will schedule a time with the board to go through them with the staff accountant, so you can see how to navigate through them and how to look for things. And then that'll help you all as a board be ready for as you're looking at them each month.

00:18:02:00 - 00:18:03:13
Okay, cool.

00:18:03:14 - 00:18:03:29
Okay.

00:18:04:06 - 00:18:34:15
Cool. Well, by the looks, when I'm scanning everything, we've been pretty much on budget and our budget that we scrambled to put together when we took over was off in several areas. So the good news is we were making ends meet because we had some, uh, negative and positive errors that kind of cancelled out. So we're okay. Okay, so back on the budget as long as we're there.

00:18:35:15 - 00:18:58:18
If you guys notice that, maybe it'd be easier if we worked off my my first guess. Um, I put in because I heard you said that we had one bid that came in at 70,001. That's at 55. I threw in the high number because we need something to work with. We don't have to use it when the bids.

00:18:59:04 - 00:19:20:00
There's a third bid coming in. In fact, he was out there today with his, um, management manager walking the property, and he talked to me today about getting something to us within the next week. Probably he'll

have a bid by the end of this week or early next week. So we'll have three bids to measure regarding the cost of landscaping.

00:19:20:10 - 00:19:41:29
So, uh, from my perspective, we go with the high bid. That's what we budget doesn't mean we have to spend the money. but it turns out that that turns out to be so much better. And the board decides, let's spend the extra money. We passed the budget to cover it. If we don't spend the money, then we'll have

00:19:43:19 - 00:19:49:12
a little bit of money left over and then we decide later where to put it. So that makes sense to you, Susan?

00:19:50:18 - 00:19:51:10
Yes.

00:19:51:13 - 00:19:51:29
Okay.

00:19:52:28 - 00:20:31:29
Um, so under landscaping other. I just use the original number, uh, that we had spent 50, $200, so I added 10% and I put 6000. But the one thing I think we need to remember is if we have a major irrigation problem, if we have controllers, if we have a section of pipe, if we have a valve, that money should be coming out of reserves Because that's what the reserve is there for is not maintenance to me.

00:20:32:23 - 00:20:40:24
Our budget should be for maintenance that we know the unpredictable. It's too hard to fight that. So that's what the reserve should do.

00:20:41:12 - 00:20:45:22
The current reserve account survey.

00:20:45:24 - 00:20:46:11
That we have.

00:20:46:13 - 00:21:30:25
Report suggests that irrigation repairs and replacements are operating budget items, not reserve. The the controllers, which are, as I've been out to a couple of people are probably going to cost $2,000, which we're going to need to they're 20 years old or close to it. So they, um, those who can draw. According to the reserve study that we have filed, the most current one we can draw from the from the reserve account to pay for that, um, all irrigation repairs replacing electric valve, changing heads, taking care of a main line.

00:21:31:22 - 00:21:55:16

I'm sure there's there's a level of cost in which it does bump into something that's considered a major event, but otherwise, most of these things that we're running into are anywhere from $150 to 4 or $500 in repairs. And the the the reserve account report says those are considered operating expenses. Okay.

00:21:56:00 - 00:22:27:08
So you've got um, that's probably what came out of, uh, that other but some of those expenses, that's where Tamara probably put them. Um, the one thing I just want everybody to know is the reserve is there for a reason. And if I've read everything correct. And, Susan, if you could correct me if I'm wrong, it's. The board is doing its due diligence Religions and we have some major all right.

00:22:28:09 - 00:22:54:08
We can use the reserve for the way. We can't send us to a meeting in Tahiti. Nothing like that. But if we had a major, say, the irrigation lines, all of a sudden they come back and you can't just get that out. You got the whole section, right? It's 5 or $6. Even if the reserve didn't really state it. If we look around and say,

00:22:55:25 - 00:23:04:12
we feel that we should use that reserve to take care of that major, we have the ability to do that. Is that correct, Susan?

00:23:04:29 - 00:23:28:21
Yeah. Your reserve study is they try to make sure that they calculate the useful lies to the best of the to their ability, but sometimes things happen. So if the irrigation needs to be replaced early because of major damage, then he would just adjust that upon the next renewal, and you wouldn't be saving for the same time frame because you've moved it up.

00:23:30:29 - 00:24:06:09
So my point was, yeah, we don't need the budget and you don't have good concerns. I understand the concerns, but we don't have the budget for that. We have something major. We can use our research as a predictable thing. And so that's why I went ahead with that $5,200 to 6000 round numbers, unless you saw other maintenance that we weren't prepared for use in your bids.

00:24:06:11 - 00:24:17:23
You've been at the best of times, I think, with bidders. And those were kind of singled out this year. But you're trying to get that in between.

00:24:19:17 - 00:24:59:19
The two people that have been are allocated the number of hours to take care of them. My concern is that if it takes more hours than that, and they if their experience has been that they've been cleaning them, so they should be able to project and set a budget, that's pretty accurate. Based upon the article and what they've done in the past. I'm going to meet with them when this meeting is over. I was waiting to talk about the budget, but I'm going to meet people that are doing the work right now. And after that, the new budget, new contract that offered represent what we want done, not just a set number of dollars.

00:24:59:21 - 00:25:31:12

Do we want the project to be taken care of. And now that they've done it for years, do they understand what it takes to do that? And that bid reflects that because they've increased it $4,000 from last year. So therefore, by that increase, are you accommodating any problems that you've had in the past, take care of now what we're expecting them to do, have us eye to eye contact with them and make sure that that's what reflects their new budget, their contract.

00:25:33:02 - 00:25:33:17
Um.

00:25:36:03 - 00:25:48:07
Well, is everybody good with after that discussion, knowing if we got some big unpredictable we can we'll use our curve. Uh, everybody's good with the for the moment, the $6,000.

00:25:50:12 - 00:25:51:25
A little more. Yeah. That's fine.

00:25:53:02 - 00:25:56:01
Thanks, Mark. You say I did.

00:25:56:14 - 00:25:58:23
Oh, you know, we're we're budgeting for the high, but.

00:25:59:02 - 00:26:00:05
This is just landscape.

00:26:01:00 - 00:26:03:26
Stuff. Yeah, we're, um.

00:26:05:00 - 00:26:06:05
I think it's realistic.

00:26:06:18 - 00:26:36:20
Yeah. Okay. Um, that and not being able to ask hammer what got thrown in the comment area. Extra maintenance. My mind started Start thinking, okay, what about the great system I was supposed to have checked? So, uh, I kind of moved, uh, uh, bumped it to $3,000 from the 2500. And my mind's going, uh, commentary extra. Maybe that should be a category for the.

00:26:38:04 - 00:26:38:19
Storm.

00:26:38:21 - 00:26:52:09
Drains. Storm drains and that landscape. Other is where whatever got slipped into extra maintenance probably should have gone up into landscape. Other.

00:26:52:11 - 00:27:14:24
Well, that's the reason it'd be nice to see the ledger. So we've seen where the installers actually reflect what was done rather than just a number, because I don't even have idea what the money was spent on. I know if we saw some bills coming through from past company that could be taking care of repairs and things like that. Some of these are kind of a mystery since I don't know what the ledger for.

00:27:15:03 - 00:27:34:14
You know, I think when we have the meeting with Susan and the accounting people, if we go over their first statement, these are questions we propose. We want to make sure that this is where you post, right. The expense is the same, but.

00:27:34:20 - 00:27:35:05
It's the.

00:27:35:07 - 00:27:47:00
Space to put it in the right. So we have a better idea. Um, okay. So, uh, everybody good with the, uh, $3,000 for the.

00:27:49:20 - 00:28:00:15
Extra maintenance, which I've said we should consider is, uh, street drainage. Uh, Robert. Good with that? Yeah. Okay. Yeah.

00:28:05:21 - 00:28:08:12
I'm glad you're speaking up, Mark. We can't see you.

00:28:10:27 - 00:28:46:03
We're probably good. Okay. Uh, so, uh, utilities, electricity. Uh, I did the same thing. I did 10%, uh, which was, uh, Dana's question. And you'll notice off to the right I just put 10% inflation, uh, the water, uh, at the same time. Uh, and I think with, uh, you and Bruce keeping an eye on the water this year, unlike last year, where we had no clue we had broken lines and muddy water was just all over the place that that expense.

00:28:46:07 - 00:28:52:12
I think it's expensive, but it's kind of like. I think it's kind of a good report.

00:28:52:14 - 00:28:57:01
Now we're consistent. It's not reflecting any huge rates.

00:28:57:03 - 00:28:57:18
Yeah.

00:28:57:27 - 00:28:58:12
Yeah.

00:28:58:19 - 00:29:06:00
So just bumping that to 10% was why I went to 7250. They're pretty good with that.

00:29:06:02 - 00:29:06:17
Yeah.

00:29:07:21 - 00:29:39:08
And again I just figured it was easy for you, for me to read to you what my thoughts were to discuss them. You don't like it? Please just say no. We gotta increase it. You didn't think about that. Okay, okay. So operating expense, the insurance. We spent 3500. I went to 5000. It's going to cost us more, but I'll let you know on the insurance. I don't know the exact amount. I've already started two quotes with two companies.

00:29:39:22 - 00:30:13:24
Um, I'm going to give Charles for call tomorrow and see if I can get him to help me. Because our agent has suggested there are 2 or 3 other, uh, independent companies. Not like a state farm, whether, uh, you know, a fashion, but all they do is say two ways they can't write for them. So we suggested an agent that we go to to get, uh, he thinks they have 2 or 3 other companies. So I threw, uh, a number of are $5,000 in there crossing my fingers.

00:30:14:12 - 00:30:29:08
Um, because, um, uh, there's a few other things that I am questioning that we should have in our insurance. And, uh, so that was the best figure I could come up with. Um.

00:30:31:23 - 00:30:37:26
Greg, I have an agent or two that I can. A broker that I could give you as well that we do a lot of work with.

00:30:38:03 - 00:31:11:09
Okay. Good, good. Well, let me keep that in mind. I may have, like, say, uh, Charles Keefe, one of our homeowners. Although I don't know about the insurance, he's offered to help. So I'm going to try and turn that over to him. And, uh, our insurance comes through at the end of April. So I'm trying to get everything organized now. Uh, we always seem to be behind the eight ball and just this with our current agent. And so I just don't want this to be a problem.

00:31:11:16 - 00:31:29:15
What do we do? And he says great. Let's just put a quote out now and we can get a quote, an insurance company to buy it at the end of the year. And if we don't get a refund on the last three months of our current policy. Big deal. Let's get ourselves on track. Okay, so that's

00:31:31:05 - 00:32:15:06
a little bit of explanation. What's going on with insurance and why I got 5000. Uh, the legal, uh, obviously, uh, the amount of money that uh, we spent with, um, uh, Chris Hearns getting us to a point with Carino, uh, was, uh, that is money that, uh, wasn't budget. But, uh, we might be able to justify, if need be, uh, Getting reserves because related to a road problem.

00:32:16:27 - 00:32:26:24
Um, again, I think our budget was far enough that we managed about I don't know if there's an advantage at this point

00:32:28:23 - 00:32:39:29
that we dig into the reserve to pay for that. That may be a discussion timing down the road. Uh, but so what I budgeted for, though.

00:32:42:08 - 00:33:13:14
Is we're going to pay a, uh, a second attorney for collections. Okay. The money is supposed to be able to come back, but we have to pay it upfront. We have a discussion going on with Chris at the moment, trying to keep our foot in the door as far as the debt and the problems with Karina. So we are going to have some legal and I pick a number of $1,000 a month. We don't expect fingers crossed.

00:33:13:16 - 00:33:38:21
But that's why when you see $12,000 and we were over budget by 40,000, I didn't match that. Okay. Because right now, you know, right now everything is being paid for by farmers. Now, uh, with, uh, Bill Davis, uh, geologists, all that stuff now funded by our insurance. But we don't have to budget.

00:33:39:08 - 00:33:53:11
Can I back up? You just give a little bit more. You said that you're budgeting because we still need Chris Hearns. Because we're still in the process. We're setting up maybe some issues with the department. So, Carino, is that what you're saying? So.

00:33:53:13 - 00:34:24:10
Yeah. So items like that. Now Chris Hearns I did finally came off vacation. I was where we both could talk. Um, although the board approved 1200 bucks, I cut it down to 800. I say, can you do this in two hours? Is there a way of keeping the door open? So what is the feasibility? Dana and I talked about, uh, um, uh, March of next year on being the two year window of when properties were turned over for us.

00:34:24:12 - 00:34:55:27
And are we still within that window? Uh, so he thought he could come up with the plan. We're not executing a plan, but come up with a plan of what we can do. Can we do anything? And he also has, uh, copies of three insurance policies or three binders bound for the decrement during 2023. It wasn't one. There was three. But they have to read, see whether any of that's useful.

00:34:55:29 - 00:35:24:28
But he's working on that. But anyway, getting back to it, the thousand dollars. What if we have a question? Uh, Bill Davis. Uh, I've contacted we're waiting on the first report from uh, uh, AMS or, uh, October, and then he will go after the two, uh, delinquent accounts that we approved, uh, in our last meeting. Uh, so it's for things like that.

00:35:25:00 - 00:35:40:28

Yeah. Okay. And you share with me what the backhoe is on one of the three. Southbridge. What's what's going on? Oh, that's not on there. Well, it's not on Earth. It's not excavated.

00:35:41:17 - 00:35:42:02
Yeah.

00:35:42:07 - 00:35:44:18
Like he started his construction.

00:35:44:25 - 00:35:55:06
Thank you. I you know, I only see it as I open the hill, and I look forward to it. I thought it was at first, too. Okay. Thank you. Thank you everyone.

00:35:55:28 - 00:35:56:13
Okay.

00:35:56:15 - 00:36:05:21
And it brings up a good point to you getting to Chris. You're answering questions. You're committing. You're getting things done for me.

00:36:07:25 - 00:36:17:21
Thank you. You're. Thank you. Absolutely. Um. Okay, so any other questions? Why? I submitted a budget for $12,000 on the.

00:36:19:06 - 00:36:34:01
Okay. Uh, licensing and fees. I don't even know what they were, but it's $50 last year and $50. I put 50 bucks down. Uh, I don't know, Susan, if there's something you know of that we've got.

00:36:34:09 - 00:36:42:25
Yeah. You have to pay, uh, the real estate, uh, division of the state, uh, $50 for the annual report. And we do that for you every year.

00:36:43:05 - 00:36:49:09
Okay. All right. So that's what the 50 bucks is for. And I'm going to make a note. Uh,

00:36:50:28 - 00:36:53:24
annual state.

00:37:00:00 - 00:37:00:15
Yeah.

00:37:02:00 - 00:37:02:23
Okay.

00:37:05:05 - 00:37:05:24
So.

00:37:07:01 - 00:37:10:04
Extra management fees. 14,000.

00:37:12:00 - 00:37:18:24
We've been doing a lot of work. And if we don't get more volunteers, this is over power

00:37:20:24 - 00:37:22:07
if we need to.

00:37:23:24 - 00:37:55:12
We need to turn and pay a mess. And I've talked a little bit about it. We hope we can stay within the six hours we're doing. But we need a budget if we can't meet. And it's something they can handle. And if we don't have enough volunteers. All right. We need the budget. Uh, hire somebody to do that for us. So that's why. And is that a realistic number? Have no idea. But I'm putting some money in there. I wanted to put some money in there.

00:37:55:16 - 00:38:26:08
Get this. The ability to get some things done and it could come down to where. Dave and I have talked. I got the stack of documents scanned by fans or whatever. Nobody has time to do it here. We need to hire somebody. Arms to hand them documents. Say, hey, can you clean these up? It could have been word format. Edit them and give us clean copies that we can now make available. All right. It could be things like that. Okay. So.

00:38:26:12 - 00:38:33:08
Excellent. All right. So anyway, it's a wild number. Hopefully we don't have it.

00:38:35:00 - 00:39:08:02
Oh, I put down was the number, uh, put down 14,000 for the, uh, for the year. Uh, yeah, 14,400. Uh, yeah. Look, I think that's that's why it's good. Okay. We should definitely have money in there for that, because I don't think you can count on volunteers do that continually. And if you take a look. When we get down here, our budget, if we follow what this is.

00:39:08:04 - 00:39:20:14
The budget worked out to one, 21 and $0.19. We're going up roughly $7 a month assessment. That's so that's what assuming a 10% inflation.

00:39:20:16 - 00:39:21:01
Which may.

00:39:21:03 - 00:39:24:06
Or may not be true. Right. On electricity.

00:39:24:08 - 00:39:24:23
Water.

00:39:24:25 - 00:39:25:10
And some.

00:39:25:12 - 00:39:25:27
Of.

00:39:25:29 - 00:39:26:14
The.

00:39:26:16 - 00:39:27:01
Ones.

00:39:27:03 - 00:39:27:18
You're having.

00:39:27:20 - 00:39:28:05
The high.

00:39:28:07 - 00:39:28:22
Bid.

00:39:28:24 - 00:39:29:09
On the.

00:39:29:11 - 00:39:29:26
Landscaping.

00:39:29:28 - 00:39:30:13
As well.

00:39:30:15 - 00:39:31:00
Which.

00:39:31:02 - 00:39:31:17
We're.

00:39:31:19 - 00:39:33:26
Budgeting to highest. Yes factor.

00:39:33:28 - 00:39:34:13
Right.

00:39:34:23 - 00:40:06:02
So in your case you can see everything in green is our budget right. And everything that's in green calculates dollar amount on my spreadsheet. Now my laptop. I couldn't get my Excel computer to come down here because the Wi-Fi equipped for that. Why did I have it on my phone? Okay, but to tell you the exact dollar amount, if we change anything, we'd have to do some manual calculations.

00:40:06:04 - 00:40:37:15
But just for an FYI. Um, uh, you take the, uh, assessment amount, which is, uh, if the second line up above, uh, assessment income of 4000, uh, which is, uh, 130,000. 150. That is a total of all the green fields below. Yep. And you take that and divide it by 1272, which is 106 lots.

00:40:38:27 - 00:41:11:03
If we're correct, add 106 by 12 months. And that's how you come up with a monthly payment. Um, as long as we're talking about that, I threw in around number, uh, for reserve income. And we had been at 23,000 for 12. I put in $24,000. It came up with $18.87. Of that one 2119 will be reserved. 102 will be the actual easement.

00:41:11:12 - 00:41:18:14
And as long as we're talking about that payment date on our discussion this afternoon, he says, can we make that a round number?

00:41:18:18 - 00:41:19:05
Yes.

00:41:20:03 - 00:41:44:01
Yes. I just have to do some back and say, okay, where can I take out $0.19 by 106 lives 12 months a year? You know what budget can I change? $70. You know it can be done. Okay, but. So that kind of explains how we are at that point. Um.

00:41:45:20 - 00:41:47:09
Hey, Craig. Yes.

00:41:48:27 - 00:41:51:27
Why don't you make it $125?

00:41:52:09 - 00:42:15:03
Whatever the difference is, you can put it into a reserve fund for the future possibility with Torino or anything else. I don't think anybody, if you're going to do it, I don't think anybody would really object to whether it's 7 or 10 or $12 a month. So that that gives you a little bit of extra path. So that leads you in a round number.

00:42:15:06 - 00:42:38:16
So right when we get to the end then that's the discussion we'll finalize. And that's the way to actually do it. I just increase the reserve amount. Yeah. To make the payment to be $125, you know where to put the extra money rather than just a budget call.

00:42:38:24 - 00:42:40:04
Then if we come under.

00:42:40:06 - 00:42:41:12
So if we come.

00:42:41:14 - 00:42:42:08
Under on the.

00:42:42:10 - 00:42:45:10
Landscaping or the projected.

00:42:45:12 - 00:42:46:07
10%.

00:42:46:09 - 00:42:46:24
With.

00:42:46:26 - 00:42:47:24
That additional.

00:42:49:10 - 00:42:50:07
Stuff we budgeted.

00:42:50:09 - 00:42:51:03
For going to.

00:42:51:05 - 00:42:58:16
The school. Say the landscaping was 55 grand. Yeah, we had additional. What would we.

00:42:58:18 - 00:43:01:13
Do with that additional money. But stays in the operating side.

00:43:01:18 - 00:43:02:03
Yeah.

00:43:02:05 - 00:43:03:28
So anything else that happens that you.

00:43:04:00 - 00:43:04:15
Screw.

00:43:04:17 - 00:43:05:02
Up on.

00:43:05:04 - 00:43:06:01
Top of that rather.

00:43:06:03 - 00:43:06:27
Than at the.

00:43:06:29 - 00:43:08:24
End of the year if we have access.

00:43:09:10 - 00:43:12:12
Just move forward. Yeah. Okay. Yeah.

00:43:12:14 - 00:43:46:15
So we can decide what to do with that. But you're, uh, uh. And you'll notice when you talk about that. At the time, I did not put anything under budget related to, um, uh, fines, violations, late fees, interest income, interest income on the reserve account or other interest. Those are unpredictable. They show up. That money that we received, along with some other budget errors.

00:43:46:24 - 00:44:03:19
Right. It's what gave us the cushion so that we actually didn't have to go to the reserve. Now we're ironing this budget down. Pretty accurate now. So we aren't going to have these big budget. Excuse me.

00:44:06:04 - 00:44:30:09
The budget's probably going to be so close. We're not going to be able to cover a $30,000 legal fee. Okay. We aren't going to have that much funding that we can do with the new budget being accurate, but that's what happened with that. Okay. And, uh, and we would probably do the same thing at the end of the year when the board goes over, uh, 2000, um.

00:44:30:20 - 00:44:31:06
Um.

00:44:31:14 - 00:44:45:01
26. What do we do with the extra money at that point? The board will say, let's keep it. If freedom for air, let's put it in reserves. But that'll be to the next board.

00:44:48:06 - 00:44:48:21
That's the way.

00:44:51:27 - 00:44:57:10
It's always been. It's like a household income to have extra money and say, yeah.

00:44:58:09 - 00:45:00:20
Yeah, always. Always good.

00:45:01:14 - 00:45:01:29
Yeah.

00:45:02:24 - 00:45:04:18
Okay. Um.

00:45:11:15 - 00:45:20:16
Oh. Excuse me. So the 14,400 that I was in there, that is our contract with AMS.

00:45:20:24 - 00:45:21:09
Okay.

00:45:21:11 - 00:45:36:26
It's the next. Next line down was to $7,200, which I budgeted for the what ifs if we needed to hire them to handle extra management. Yeah, yeah, yeah.

00:45:37:00 - 00:45:40:22
That's according to one in the comments here.

00:45:40:28 - 00:45:52:05
Yes, yes. I didn't draw my line well enough. that office supplies, uh, a thousand. Uh uh,

00:45:54:04 - 00:45:54:29
that.

00:45:57:14 - 00:46:17:17
Trying to remember license, extra maintenance fees. We may put their office supplies in there. And. Pushing where? That's enough. Um, I still haven't done it, but then that person should just toner alone. It's cost me 5 to $800 a year to run the printers.

00:46:18:00 - 00:46:19:04
For the reimburse.

00:46:19:21 - 00:46:51:11
Yeah, I know I should, and it's not so much for me for the next person and has to take it over. That shouldn't have to be worried about that. But, um, I personally had been worried that I shouldn't be thinking about. I need to be thinking about the person down the road. Down the road. Right. They should.

Uh, so that one I'm questioning, uh, because, uh, there are going to be some fees from AMS. When they did the letter mailing. Um, you know, there's stamps and fees for each letter.

00:46:51:23 - 00:46:54:05
Um. Um.

00:46:55:22 - 00:46:58:28
Um, yeah. I'm thinking we had a bump.

00:47:00:28 - 00:47:04:22
Uh, office supplies to $2,000. Pick a number.

00:47:06:15 - 00:47:37:10
Uh, and that will cover, uh, whatever added expense, because they charge for printing. All right. Um, like, she's going to mail me the PDF for the annual, uh, uh, vote that we hand out to people at ten. I'd rather have them mail a whole stack. I'm just going to handle it. But it's still. There's a cost there in there. But we pay them for me. Yeah. So I've got that to £2.

00:47:37:12 - 00:47:37:27
Right.

00:47:38:06 - 00:47:38:21
Yeah.

00:47:38:23 - 00:47:58:15
Starting those costs. Um, some of the neighbors, some of the homeowners have gotten together and talked about doing fliers because sometimes emails are ignored or emails don't get read and go to junk. Um, and they thought that a personal way to meet.

00:47:58:17 - 00:47:59:09
And.

00:47:59:11 - 00:48:29:18
Share information at least once or twice a year might be beneficial for human contact or clarification and answering questions. And a number of homeowners associations that they might like to do. That flyer might not cost a whole lot, but it could be something that they should be reimbursed for if they, because it's for the benefit of the whole association. So I think that that money, that $2,000 probably would look to.

00:48:29:21 - 00:48:36:00
And that will help cover. Right. Yeah, that will help to cover that. And that's where we're going to put that. That makes good.

00:48:36:02 - 00:48:58:09

Sense that they're going to do they said by next week is going to go out to all the homeowners, encouraging them to either volunteer for the board or for some of them, so that we have a more active representation to go out and solicit support.

00:48:58:22 - 00:48:59:09
Okay.

00:49:01:09 - 00:49:01:24
That was the.

00:49:01:26 - 00:49:02:20
Result of that meeting?

00:49:02:22 - 00:49:13:10
Yes. And Dana, building on that, and I think that's just fantastic. Um, so is there very comfortable with 2000 to cover that, to revamp it even.

00:49:13:12 - 00:49:13:27
A little.

00:49:13:29 - 00:49:14:14
More?

00:49:14:17 - 00:49:15:02
Yes.

00:49:15:08 - 00:49:40:29
Okay. So we're going to do that. Uh, the professional fees, things that were in there that, uh, without seeing the invoices, I didn't expect them because I think that our tax return was really in the $900 range. And, uh, we had expenses in 1970. So I'm thinking that tomorrow might put.

00:49:43:11 - 00:50:02:00
A fee in. In that professional fee that maybe should have gone somewhere else rather than tax return preparation. I had a little bit of question as to what to do there. Uh, and. Susan, are you there?

00:50:02:16 - 00:50:03:07
I am.

00:50:03:22 - 00:50:09:15
Um, so I'm reading in our contract. You had down, uh, a tax.

00:50:09:17 - 00:50:10:11
Return.

00:50:10:18 - 00:50:19:06
Uh, and there was, like, a $150 option and or $450 option with accountability or some darn thing.

00:50:20:04 - 00:50:52:10
This one is tax filing only. We work with the tax preparer. And that's our fee to to help with that. Or if you do. Um and you're over the 50,000. So for income. So you also have to have. Oregon statute requires a CPA review your financials because your management company does it every month. You have to have an outside review. It's an Oregon State requirement. So that's that's one of the. So then we help them. So that's where the 450 is tax and review okay.

00:50:52:12 - 00:50:55:24
So if we need that. So we still need the money for our accountant.

00:50:57:04 - 00:51:05:29
Yes. So um and I don't know who you're using. Uh, but we, we also use several people that we can get proposals for you from.

00:51:07:13 - 00:51:15:11
Yeah. And we do. We tried we have a local and, uh, he's been quite good, so we probably would try and keep that.

00:51:15:13 - 00:51:24:04
Yeah, yeah. It looks like we paid $970 year to date for professional fees, but you had 8000 budgeted for the year.

00:51:24:27 - 00:51:49:07
Yeah. And that was one of the areas that we had. You know, we were going off an old budget and Mark went down the line and this was an old budget. They had had that in and never got used. So that was one of our kind of our saving graces is why we didn't go over budget. But a small amount is because we really had it was planned for a lot more that.

00:51:49:09 - 00:51:49:24
Way over on.

00:51:49:26 - 00:51:51:05
That one. Yeah, yeah.

00:51:51:07 - 00:52:05:17
So you did $1,500 for your CPA and AMS to do your tax and review. You should. It looks like from those numbers you would probably spend that much. All right.

00:52:05:24 - 00:52:06:15
So.

00:52:09:16 - 00:52:13:15
We're not the 8000 but 1500 for those two. And I don't know what else is in there.

00:52:15:21 - 00:52:17:01
2000 should cover.

00:52:19:18 - 00:52:57:16
Yeah. Professional fee. But then so a couple of these accounts, um, were from AMS. Um, it's I, I don't know if I told all of you, but, uh, Susan sent me a base budget, and then I built around it. Okay. These account numbers. Some of them are AMS, but there's 1 or 2 account numbers that I grabbed, and they may be incorrect for them, but they'll be able to change the account that came off of CPM information that I had to fill out the last quarter of 2024.

00:52:58:03 - 00:53:09:06
Um, but they had uh, again, a got confusing professional fees and tax return preparation. Um.

00:53:09:21 - 00:53:17:22
So I would use your professional fees for your CPA and then your tax and filing for AMS. So you could see them separately.

00:53:18:00 - 00:53:29:09
Okay. So the $500 that we have for tax preparation should cover you because 50 and the, uh,

00:53:30:27 - 00:53:33:03
the 2000.

00:53:35:00 - 00:53:45:18
Probably it's going to be a little bit high because if that was yeah, I bet the thousand dollars was year end last year and then.

00:53:48:00 - 00:53:59:27
No, but we still have nine, seven, eight. Okay. I'm not 100% sure what the account. I don't think they need that much. I'm suggesting we leave it at 2000 and.

00:53:59:29 - 00:54:02:14
I make the receipt in the jacket.

00:54:03:02 - 00:54:03:21
Okay.

00:54:03:23 - 00:54:21:17
You know, we don't know the repercussions from all this with Carino. And there could be some significant tax issues and things like that. So I think we should leave some extra money just just in case something might. Because we don't know.

00:54:21:21 - 00:54:22:07
Okay.

00:54:23:07 - 00:54:33:07
Okay. So at this point we've gone over Re the whole budget.

00:54:35:07 - 00:54:55:20
Um, if everybody's comfortable with it. And again, I don't have my computers. I can't tell you where things would be, but I'll go back if everybody wants to vote and approve the budget, and I will change the one item that we've increased to $2,000, which was the office supplies.

00:54:55:24 - 00:54:56:13
And.

00:54:56:15 - 00:55:10:12
Then whatever. Uh, I'm under 25. I will change the reserve. I'll increase the reserve enough that the payment ends out at 125.

00:55:13:02 - 00:55:13:23
I think.

00:55:14:27 - 00:55:15:12
I.

00:55:15:14 - 00:55:15:29
Understand.

00:55:16:01 - 00:55:16:17
Five minutes.

00:55:16:24 - 00:55:17:27
Are we all good with that?

00:55:19:29 - 00:55:20:15
I'm good.

00:55:20:17 - 00:55:22:18
With that. Mark, that sounds good.

00:55:23:03 - 00:55:25:08
Yeah, that sounds great. I think that's wise.

00:55:25:24 - 00:55:27:12
Okay. Okay.

00:55:28:15 - 00:55:29:06
Okay.

00:55:29:26 - 00:55:42:23
So, um, uh, does anybody feel there's a reason to open the question? Uh, uh, to the homeowners, it's. They voted on us to make a decision. Uh,

00:55:44:12 - 00:56:10:13
I don't see a reason to open it for any more discussion. If we were going to make a clubhouse and we have a monthly budget that we have to fit in $1,000 a homeowner, that's a whole different story. We have to go to the homeowners. We're not doing that. We're dealing with our existing operating expenses, and we're just adapting to inflation and or, uh, adjusting to make sure we're covered.

00:56:10:20 - 00:56:23:11
By the corners. We have the capability without vote on the homeowners to increase by 20%, and we are definitely increasing it by significantly less than that.

00:56:23:19 - 00:56:33:19
So I think we're well within the parameters of the authority that we were given by the documents that we have in association to make the decisions here. Okay, good.

00:56:33:21 - 00:56:46:01
I think the budget makes a lot of sense. It allows for some little things that might actually be hiccups down the road. The flexibility is also a reasonable increase in dues.

00:56:46:11 - 00:56:56:12
Okay. Yeah. The rough guess 99% 8.8% increase. Yeah 8.8. Very good. Yeah. Yeah. Yeah. Okay.

00:56:56:14 - 00:57:06:03
Well, I move that we accept the budget. As discussed that the dues will increase to $125 a month.

00:57:06:14 - 00:57:06:29
Okay.

00:57:08:11 - 00:57:13:14
That move that. I'm sorry. Who moved? Was that. Was that joy?

00:57:13:25 - 00:57:14:10
No.

00:57:14:15 - 00:57:16:09

Judy. Judy. I'm sorry.

00:57:18:24 - 00:57:20:01
Mark. Seconded.

00:57:20:07 - 00:57:20:27
Okay.

00:57:21:06 - 00:57:23:23
Mark. Second. All in favor?

00:57:24:06 - 00:57:24:21
Aye.

00:57:25:05 - 00:57:29:01
Okay. By unanimous approval.

00:57:30:27 - 00:57:32:14
Okay. How about.

00:57:32:16 - 00:57:35:17
That? Is that starting in January? Yes. Yes.

00:57:35:27 - 00:57:38:17
Yeah, that'll start in January.

00:57:38:21 - 00:57:42:23
And then, Susan, do you notice out about that?

00:57:42:25 - 00:57:56:11
We will. Yes. And I'll send the board a copy of the cover letter that goes with it. And we usually try to email to everybody that we have email, and then only mail to those who have either opted out or don't have emails on file.

00:57:56:14 - 00:57:57:05
Okay.

00:57:58:03 - 00:58:02:29
Okay. I think by the CSRs. Also, I know it's hard to sound like somebody else.

00:58:03:18 - 00:58:07:14
Want me to call you in? Okay. No. I'm sorry.

00:58:09:07 - 00:58:09:22
Um.

00:58:11:07 - 00:58:24:14
I think we have to give notice. 30 day notice to homeowners when, uh, regarding the budget approval in 30 days. They have to be notified. Well, this perhaps isn't.

00:58:25:02 - 00:58:49:15
Yes, that's. I mean, even if you if your documents don't say that 30 days like a lot do. I don't have your documents pulled up in front of me. We still recommend that you give folks as much notice as possible. So by I would say, probably by the end of this week, you and I will have everything ready to go to our accounting group. And within the next week or two they'll have it out. And so they'll have more than 30 days notice.

00:58:50:14 - 00:59:19:12
So this, um, I can have this modified in five minutes. Send you an Excel file. Great. Um, and then, uh, over the next few days, if you want to discuss it, uh, um, then we can get on the line. And, uh, if it all of a sudden it becomes a board decision, then I'll just have to contact everybody via taxi. We've got this decision to make. Uh.

00:59:19:21 - 00:59:33:03
Susan, can I ask you one other thing? Is, is this kind of thing included in what you what we're paying us to do? Or is this a separate cost to send something like this out?

00:59:33:15 - 00:59:52:27
No. So whenever we do an E blast that that's part of our hours that you you have in your contract, the only thing that you would pay for is if you wanted us to print things out and mail them. We charge you the printing and the mailing, but our time goes all in within the hourly amount that you have in your contract.

00:59:52:29 - 00:59:53:14
Yeah.

00:59:54:02 - 01:00:29:02
And we did. And so the the budget's done at the moment. So I want to go on to a topic which you brought up. And since I had to discuss, uh, to send out an email, if you guys have it set up right, if they have to write, if we're talking maybe five max of 15 minutes of our six hour budget, it's not that much in time. So it's not like, okay. Email's going to wipe it out. You know, half of our students had 5 to 15 minutes and depends on how simple we make it for them.

01:00:30:01 - 01:00:32:06
Okay. Um.

01:00:33:02 - 01:00:51:03
And we're not having to reinvent the cover letters. We have all that. So it's not like I'm drafting it all up from scratch. We just send it to the board to make sure that they're comfortable with what's being said.

Sometimes they like to add an extra line or two. And so it's all we try to keep things as efficient as possible for you.

01:00:52:24 - 01:01:21:18
Okay. So, uh, the next topic is the elections. Susan and I have already emailed a couple times. I sent an email tonight with some corrections, uh, that I had. And so they are working on the final process, and she's going to get that information. I think you said at the end of this week so that we can get everything sent out to the homeowners.

01:01:21:20 - 01:01:31:01
What are we sending out that's different from what we send out? Okay. Did or did we not send it out with the application instead? Or was that just for review?

01:01:33:25 - 01:01:37:08
Sake. We haven't sent anything to the homeowners.

01:01:37:10 - 01:01:37:25
Oh, okay.

01:01:37:27 - 01:01:40:15
So we notified them of the manual meeting and.

01:01:41:26 - 01:01:47:18
The information we've gotten. The papers have not gone out to the homeowners. No. Okay. Yeah.

01:01:48:20 - 01:01:57:27
Do you want to share a little bit with that, Susan, with the rest of the board? I sent them the information that you and I.

01:01:58:08 - 01:02:24:06
Yeah, I think they were copied on all the drafts. It was just a matter of making sure it fit for. For Bella Vista. Uh, and normally with an annual meeting, we will mail out the first packet, but we can also email. Um, it's just how I don't know how your homeowners are used to getting, um, their correspondence from how you've been doing it. Um.

01:02:24:17 - 01:02:27:26
Everybody can chime in, but I'm saying we got to do both.

01:02:28:03 - 01:02:54:03
Yeah, I think for the annual meeting. It's good. It's good to do both. Yeah. And then, uh, the budget we we send out, like I said, via email, and then we post everything to the portal, and we let them know. And if they need any kind of assistance with getting copies of anything, they can contact AMS or, or whatever. So, uh, but the annual meeting, I think the first mailing we should definitely mail out and blast.

01:02:54:14 - 01:02:54:29
Okay.

01:02:55:03 - 01:02:55:28
I agree.

01:02:57:00 - 01:02:58:16
Yeah. Okay.

01:02:59:00 - 01:03:00:08
You want participation?

01:03:02:05 - 01:03:33:27
Uh, so, uh, the meeting date got bounced around. Dana was unable to get any time at the church. They were booked, and I struggled here at the library. And the only day I could find. And I actually pretty much had this whole or the whole week book because I didn't know who could do what. And I had the whole week because there were a couple days I couldn't get. But anyway, Joy is going to be gone on the fourth, and they're trying to work around Mark.

01:03:34:06 - 01:03:43:09
Uh, that's why we picked the third, but we couldn't get to the third. So now the meeting is the second. Can't get a big room. It's this room. The carpenter room.

01:03:44:03 - 01:03:45:14
I think that's a problem.

01:03:45:16 - 01:03:47:20
Okay, 35 people.

01:03:49:02 - 01:03:51:11
Yeah, yeah, and we'll be lucky to get that.

01:03:51:13 - 01:03:51:28
Okay.

01:03:52:12 - 01:03:57:04
And you have zoom, too. So folks can also attend via zoom like they have this evening.

01:03:57:12 - 01:03:57:27
Yeah.

01:03:58:03 - 01:04:34:16
And, um, Liz and I are going to work on zoom a little bit more. Uh, I got to get right laptop down here, but there is a big, uh, looks like about a 60 inch monitor up on the wall. We need a laptop and a long

enough cable to access the HDMI port, and we will be able to get a much bigger display going. We'll use a small laptop to run the process, but we'll get a big monitor online so we could actually see the home owners as well.

01:04:34:18 - 01:04:37:21
And or if home owners show up, they see who else.

01:04:37:23 - 01:04:38:17
Or what time.

01:04:38:19 - 01:04:41:16
Is happening. Meeting is 6 p.m. 6 p.m..

01:04:44:15 - 01:04:47:00
And I ask a couple of what ifs. Yes.

01:04:48:20 - 01:04:57:16
What if we don't have five candidates? Okay. Do we still have the election? I mean, if we are.

01:04:57:18 - 01:04:58:03
Submitting.

01:04:58:05 - 01:05:13:18
Names of who wants to run, which is what we're filling out. So I assume that with the exception of Joy, who has another year continuing, any candidate, any representatives right now that our board members would show up as.

01:05:13:21 - 01:05:14:09
Candidates.

01:05:14:11 - 01:05:42:10
For if they wanted to continue running right. So here's what I envisioned. First off, I will throw my name in the hat again if I get elected. Great. Okay, I'll do it again. So that's two. That's two. Now the interesting thing, and I'm going to say I'm hoping that you two will at least run. Uh, I know you can't be here a lot, but you've really done a lot for us. Okay. And we we need.

01:05:42:12 - 01:05:44:23
You were termed out last year.

01:05:46:06 - 01:05:46:21
What?

01:05:46:29 - 01:05:49:02
That's Morgan high. Morgan.

01:05:49:06 - 01:05:52:15
You were termed out last year.

01:05:53:09 - 01:05:54:23
Morgan, you said it enough.

01:05:54:25 - 01:06:03:26
No, no, you're you're vile. You violated the rules. You're. You violated your fiduciary duty to obedience to the rules.

01:06:03:29 - 01:06:04:14
Okay.

01:06:04:16 - 01:06:35:23
So also, you just cut my you cut my microphone off once when you gave me five minutes, you cut me off. So you were turned out. So you're illegitimate. Which means that the guy in the uniform on duty is also illegitimate. And Joy Wright didn't do much as a secretary because I haven't seen the minutes for the last three since April. Also, while I'm at it, I should have access to data. Who asked you? I'm talking to the board, not you.

01:06:36:04 - 01:06:43:09
I know, but it's. It's at a point of order. They're in the middle of a meeting, and they'll allow everybody to speak in open forum.

01:06:43:13 - 01:06:48:01
Not necessarily. They spend it out as long as they can and say, we gotta go to bed.

01:06:49:27 - 01:06:58:16
Okay, so here's what I will run again. So that gets us to I will you.

01:06:58:18 - 01:06:59:03
Guys.

01:06:59:06 - 01:07:30:19
And you will run again. Yes, I think so. Let's say we have three. The one thing that I found out, which ran a problem to us the last night was the fear that we had to have a quorum to appoint ORC members because nobody was running. And as much as Morgan didn't like it, that's why Ed Joy am. I voted the appointee to make sure we had a quorum.

01:07:30:23 - 01:07:37:06
Well, I've since found out that. Guess what? That's one board member.

01:07:37:16 - 01:07:58:06

That's another pack of lies from him. Morgan, you violated the articles of the article. 6 or 7. You're out of. You are out of order. You are totally out of order. You've been out of order since 2nd of December last year. Everything this board has done under your illegitimacy has been illegitimate.

01:07:58:08 - 01:07:59:05
Did you do me a favor?

01:07:59:07 - 01:08:02:22
You have violated due diligence.

01:08:04:21 - 01:08:06:03
Okay. Thank you.

01:08:06:06 - 01:08:08:11
I apologize, thank you. Scottish.

01:08:09:01 - 01:08:12:15
Okay. That's fucking racist. Who said that?

01:08:13:12 - 01:08:14:19
I'm Scottish.

01:08:14:29 - 01:08:24:15
I don't care. You don't make a negative remark like that. Ethnic remark. You think it's funny? You're a bloody sociopath.

01:08:24:19 - 01:08:56:06
If you want to pick on any of the nationalities that are up in that neck of the woods, I want you to read. So give me a break. We're over. Um, my point being is evidently one board member. If we don't have enough for one residing board member can appoint four. We thought it took three. And that's why we did all the changes we did. Trying to make sure that we didn't go into receivership. Now, I did not get around.

01:08:56:08 - 01:08:59:09
I told somebody I was going to make a budget. We went to a receiver.

01:08:59:11 - 01:08:59:26
Look.

01:08:59:28 - 01:09:00:27
Shut up.

01:09:01:12 - 01:09:05:11
You must stop. You're rewriting the laws of Oregon.

01:09:05:17 - 01:09:13:07
No. We had to go into receivership, right? They would hire an attorney. And we have no choice in the second.

01:09:13:13 - 01:09:18:25
But we have to have five board members. You have a quorum of three?

01:09:18:29 - 01:09:42:03
Yes, we need five because it takes one person to get sick, right? They can't be there. Uh, it takes, uh, if you have two people that disagree with one, there's no vote. There's not enough people. You have to, you know, so we have to have five to cover all the potential. Yeah. Yeah. So going back to the what if.

01:09:43:03 - 01:09:43:19
Yes.

01:09:44:24 - 01:09:50:11
Okay. So in the event we only have five candidates.

01:09:52:12 - 01:09:55:27
Do we still have an election? Yeah. We still

01:09:57:19 - 01:10:00:24
automatically would be either appointed.

01:10:01:00 - 01:10:01:15
And then.

01:10:02:04 - 01:10:02:22
They would still.

01:10:02:24 - 01:10:04:18
In the space automatically because.

01:10:04:20 - 01:10:42:27
There's nobody else There. I mean, if we have, let's have the election. That way there's votes. We're not going to do an online digital because that was going to cost us $700,000. We're going to have a proxy vote, which was one of the things that you guys may have seen that, um, Susan and Amos will send out that homeowners can turn in. We will have a vote in person, and I think they can mail in the votes, but I don't Susan.

01:10:42:29 - 01:10:46:05
They can't email. Correct. It's going to have to be paper.

01:10:46:07 - 01:11:09:13

So for your documents it's in person or by proxy. So anybody. So because we're doing in-person and zoom that's considered in person the zoom is so anybody who's in person they're in the library. You're going to hand out ballots. And then we'll do a virtual one for the zoom folks, and then we'll just merge those those votes together to have a final count.

01:11:09:25 - 01:11:10:27
So, um.

01:11:11:15 - 01:11:30:09
And if they can't make either one in person or by zoom, they can still participate by turning their proxy in to make it count for for quorum only or for, you know, vote or assign a proxy to someone who's going to be there that they want voting on their behalf. There's the different choices on the proxy.

01:11:30:11 - 01:11:32:26
It has to be mailed to.

01:11:32:28 - 01:11:36:12
You, mailed fax or or email.

01:11:37:09 - 01:11:52:29
So it's all going to be handled by AMS. We're not spending what happened with for the last time uh, the digital. They're going to hand it handled the voting. Yeah. Okay.

01:11:53:01 - 01:12:03:13
Okay. So I'm just trying to get this straight so they can either fill out the form that is going to go out that we've seen and that gets nailed.

01:12:04:13 - 01:12:06:07
Regarding the candidacy. Right?

01:12:06:09 - 01:12:07:15
Regarding candidacy.

01:12:07:17 - 01:12:09:13
Well, there's one writing.

01:12:09:23 - 01:12:27:13
There's another form where you can do the proxy and that gets filled in. Yeah, correct. If you don't mail it, you then can show up in person and vote. Correct. Or you can vote by to.

01:12:28:13 - 01:12:29:24
Be present during the meeting.

01:12:30:18 - 01:12:43:29

Okay. So okay so there's three three ways that you can vote. Yes. Okay. I just want to get that straight because if that goes out in the newsletter people can understand that. It can't.

01:12:44:01 - 01:12:45:05
I think Susan is going to send.

01:12:45:07 - 01:12:45:22
Out a blast.

01:12:45:24 - 01:12:47:06
Awesome. Send out a blast.

01:12:48:24 - 01:12:59:09
So those documents that you saw this week, she's finalizing the edit. And then Susan, do I share with them when that stuff starts going out?

01:12:59:19 - 01:13:02:03
Uh, we're hoping to get it out by the end of this week.

01:13:02:29 - 01:13:05:29
And that's the invitation. Uh.

01:13:06:17 - 01:13:21:08
It's the whole packet. It'll explain everything to them. It's got a cover letter, which I. Which I shared with you that tells them how everything's going to go. It's got the proxy. It'll have the call for nomination. It'll have the whole first mailing packet for everybody.

01:13:21:14 - 01:13:27:12
Oh, okay. So it's not going to go out in stages. It's all going to be important. Okay.

01:13:27:20 - 01:13:57:27
And then we'll do a second mailing or blast brother. Um that'll have follow up information. And then, uh, at the meeting we'll do the voting. Now if you have, um, four positions open and you have four people running, when we get to the meeting, we can, uh, waive the actual vote and just do by acclamation, because you don't have more people running for the people. You know, you only have four running for four positions.

01:13:58:01 - 01:14:05:02
That answers your question. On the other hand, the the idea on votes.

01:14:06:15 - 01:14:07:02
Is.

01:14:07:04 - 01:14:20:10

Counts for who participates for two years and for one year. That's my understanding. So if no votes are sent in that I guess you decide that in your meeting after the. Okay. So that's good question.

01:14:20:16 - 01:14:49:26
So the organizational meeting usually is when the board members who have been elected will say, you know, which term they want to have. Um, they, they, they nominate one another to, to take those along with the officers. Um, but I'll read your documents again to make sure that there's not something that says we have to, but I don't think you have to to have them like, have it be voting, like, okay, this is for one year. This is for two year. This is for three year type.

01:14:50:00 - 01:14:55:13
I read somewhere that it said whoever got the most votes was president.

01:14:55:15 - 01:14:56:27
Whoever. Yeah. You can do that to.

01:14:57:00 - 01:15:01:15
Put down by that. But of course, if no one gets. Gorgeous.

01:15:01:19 - 01:15:07:13
And I thought, yeah, I thought I read that, uh, whoever gets the most votes is three years likes, but.

01:15:07:26 - 01:15:08:11
That's what.

01:15:08:13 - 01:15:09:26
Happened to Joyce.

01:15:10:00 - 01:15:26:12
And then that's usually how people will do it. They'll use the most votes and that's how they do. Like, whoever gets the votes gets the most year. Then it goes from there, and then the board decides amongst themselves who's going to be, uh, the presiding officers, president, secretary and treasurer.

01:15:27:09 - 01:15:32:02
Yeah. And I personally, I think that should be up to the board since it's not my book.

01:15:32:16 - 01:15:37:18
Yeah, yeah. It's not, it's not that isn't by vote. The president secretary treasurer.

01:15:37:20 - 01:15:42:02
Yeah I apologize to the bathroom.

01:15:43:07 - 01:15:43:26
Yes.

01:15:44:04 - 01:15:44:21
Good.

01:15:45:27 - 01:15:55:27
Would you get that little, uh, packet right up there and inside there's a sheet of paper. I think it's 4 or 5. Three, if I may.

01:15:56:06 - 01:15:58:24
I think it is also. I don't want to get.

01:15:59:01 - 01:16:08:10
Wrote down the new one. So it's supposed to work. It's a little cheap. It's one of those. And this one that has lines drawn out. There you go. That one down the bottom right.

01:16:10:12 - 01:16:15:10
Man, it's 35433.

01:16:15:12 - 01:16:17:14
Okay. So we're quarter after seven.

01:16:19:03 - 01:16:21:12
Um, okay. So.

01:16:23:15 - 01:16:34:01
Um, since I'm glad you're taking minutes for me because I got wrapped up in something else and I forgot to make a note.

01:16:34:24 - 01:16:36:22
Yeah, I took. I took all the notes.

01:16:36:26 - 01:16:38:00
Okay, good, good.

01:16:38:07 - 01:16:38:24
Um,

01:16:40:13 - 01:17:10:09
so we've got a little bit of time. I think there's a few board issues we need, uh, to look at, and I want to update everybody a little bit on Karina. Okay. Um, uh, the mediation is all day on September 2nd. Um, that's still on. Ah. All right. It is, at this point, not open to the public. It will be Paul, Laura and I.

01:17:10:28 - 01:17:13:09
Did you forget? Or you can watch on zoom.

01:17:13:11 - 01:17:36:26
And I talked with, uh, Bill this afternoon before I left, and I was scrambling. I thought I forgot to ask him that one question. Okay. Okay. Uh, but I had a discussion with him. Uh, the, um, is that it's mediation or is that mediation? Mediation? Yeah. Yeah. And, um,

01:17:38:26 - 01:17:55:26
the process talking to several people. The mediation probably will not solve anything, but it needs to be done before we can do our next steps. Okay. I wish it would solve something because I've heard so many From different people. And, uh.

01:17:58:21 - 01:18:37:02
We're going to try, uh, but that's the three lawyers, two insurance companies and one mediator that do all this stuff. And we don't have people on zoom trying to input their thoughts. It's the three of us in our attorney talking with the mediator, and he explains what's going on and what you can do, blah, blah, blah. And we go, what if we get dropped off? Mediators gone, and it could be an hour because he's always talking with Dave Matthews attorney and then their insurance company, and then he's over talk to his house or insurance company.

01:18:37:04 - 01:18:51:22
Then all of a sudden we're kind of fiddling around and Bill says they're coming back to us. So they're not all in one room. It's three separate groups, three different attorneys, one mediator.

01:18:53:29 - 01:19:24:21
It would be interesting for the one side of the conversation back. Correct. And it's the, uh, mediators interpretation, I guess, uh, is this isn't just somebody that says, all right, well, I want to be the guy to talk with you, and I'll share with you. Said the guy is experienced with mediating construction contracts, things like this. He he knows the laws.

01:19:24:23 - 01:19:46:28
So if that know, unless he paints that help in that hill pink, we won't accept it and go. You don't have to stand on. You can't ask for that. The law says. I mean, that's what people keep us straight, so we can't ask for something that's unreasonable. He said, no, you can't have. And he's with us.

01:19:47:00 - 01:19:58:17
Presume. And I'm talking about this close, It's like that. We don't. It's just visual. Yeah. Um, but that we can't speak up for. We'll find out and participate.

01:19:58:19 - 01:20:03:02
Yeah, yeah. And I had that down on my list. I'm sorry. I did not ask.

01:20:03:08 - 01:20:08:22
I just want to reiterate that it would be in place, Mike, that we're not participating.

01:20:13:18 - 01:20:15:10
That's not open to the public.

01:20:15:29 - 01:20:47:11
Correct. And there could come down to where Bill says, no, we can't do that because client privilege. Uh, I can only have your committee. Nobody else going on. That will be up to the guys. Even though you guys are on the board. Appointed to the committee. Nobody else for sure can be on it. But, uh, that's up to, uh, Bill. Yeah. To decide. So, uh, that's going on.

01:20:47:13 - 01:21:23:20
And the other thing is that, uh, uh, Laura has been watching the trial canceled. The attorneys have no idea why. Uh, they're pretty sure that from my discussion with Chris Hearns, he says they are so backlogged. He says, I'm sure that something more important is just pushed you guys out. Uh, but Laura said that the current, uh, date. And it may have changed again, but as last we spoke, it's going to be the week of July 20th. It's supposed to be a five day trial, and I think it's still, uh, 12, uh, a jury

01:21:25:16 - 01:21:33:15
trial. So that's kind of, uh, what's going on with Karina? Um.

01:21:37:00 - 01:21:38:04
I have a question.

01:21:38:06 - 01:21:40:04
Yes. At that point.

01:21:40:15 - 01:21:45:21
There is no emotion control in the slots.

01:21:46:11 - 01:22:02:10
So I've got to be careful. We'll go into executive session and I can. I can tell you under, uh, client privilege what I was told. Okay. Okay. Okay, okay. And we got to let me forget that.

01:22:02:12 - 01:22:03:24
I was old people.

01:22:08:19 - 01:22:09:11
Okay.

01:22:13:27 - 01:22:29:16
Okay. So is there anything else? Uh, we talked a lot about the bids that are going out and landscaping, that you get all your feedback from us that you need. Um, I have.

01:22:29:18 - 01:22:30:03
A.

01:22:30:05 - 01:22:30:20
Question regarding the.

01:22:30:22 - 01:22:31:17
Reserve study.

01:22:31:29 - 01:22:41:04
Yeah. Um, we're required to be on every, uh. We don't have to hire somebody, but we are supposed to send out.

01:22:41:10 - 01:22:41:29
The results.

01:22:42:01 - 01:23:13:06
Or the report or the statement that The Oklahoma winters once a year. I'm going to quiz Suzanne on this, but when I got reading into that, that's true of certain homes and commercial. It's not true of the subdivision like ours. We actually, if I read or write, we don't even have to have our CC and say we do. So. Yeah. I understand. Yeah. So go ahead.

01:23:13:16 - 01:23:45:01
Oh, it just depends on your documents. But there is no, uh, you know, it's not like Washington has a state statute where the Oregon state statute says is that you have to review it every year. It doesn't say that you have to have a reserve specialist review it, but it does have to be reviewed every year. We usually recommend to, uh, associations that we work with that if you, you know, you should have a reserve specialist at least every third year, review it and update it for you, and then the board can review it in between.

01:23:45:03 - 01:24:00:22
But most people have it done reviewed every year just to make sure. But you don't have a lot of components. So if you did it in in within the board, when you do your budget every year and then just had a reserve specialist every third year, you'd probably be just fine.

01:24:01:28 - 01:24:45:15
So I know that I said we do a reserve in October. Obviously we got kind of pushed sideways into many other projects. I do think it's a good idea. We'll go over that, but I just don't want to lose sight that because I sent a letter out to the board member today making reference to the reserve. The monies that are in there are allocated for all of the infrastructures that they own, and the one that I'm personally involved in, and we have some significant costs coming up, and it would be money that would come out of the reserve to take care of them.

01:24:45:18 - 01:24:55:29
On the other hand, it's a choice about making whether we commit money to doing that. And I realize that we have other constraints, but at some point.

01:24:56:01 - 01:24:56:16
We have.

01:24:56:18 - 01:24:57:03
An.

01:24:57:05 - 01:24:57:20
Obligation.

01:24:57:22 - 01:25:26:16
To take care of the other things. When you have five kids and what I'm trying, I still have an obligation to the other four. It doesn't mean that only the fifth one gets all the care. Yeah, we have to keep that in mind. Either it's in the back of our mind while we're taking care of the emergencies that we've got. But I'd like to be the person. But we do have problems. And one of the problems is. And going through to you, because other professional people have gone through our project. And the word isn't that.

01:25:26:18 - 01:25:27:09
It's.

01:25:28:07 - 01:25:33:13
It's not up to par. I personally, since it's something that I

01:25:35:10 - 01:25:58:21
take pride in. I'm disappointed in the condition that we have, and I'm feeling an obligation to at least bring it up to you that we could make money from the research study in this next year, or in the reserve account to consider being spent to upgrade. We've got dead trees. We've got

01:26:00:07 - 01:26:04:11
plants that are growing together on top of each other. We've got disease. We've got.

01:26:04:13 - 01:26:04:28
Spaces that.

01:26:05:00 - 01:26:05:18
Are open that are.

01:26:05:20 - 01:26:06:05
Supposed.

01:26:06:07 - 01:26:06:22
To.

01:26:06:24 - 01:26:07:26

Be protecting the noise barriers.

01:26:07:28 - 01:26:30:02
Between both sides of these categories that aren't being taken care of. Um, so I'd like to at least have the board realize that that is something it's not pending because the roof isn't falling, so we can live with it and kick it down the road. But every time we kick it down the road, it's going to be a little bit, a little bit more costly.

01:26:32:05 - 01:26:38:02
And record saying that the board should consider some landscape.

01:26:40:11 - 01:26:41:09
Upgrades.

01:26:43:05 - 01:27:20:01
Even the people especially, are having a hard time taking care of some of it because it's overgrown and it's over mature and needs some replacement. So just so you know. So I'm thinking that we, uh, we need to go over to the reserve, but that's where that's what the reserve money is for, and we should. My guess is to get to that in the first quarter of next year. I'm hoping once we get, you know, the basic stuff done for six months of the year, the best time to work in the car and actually take three months.

01:27:20:03 - 01:27:29:20
Yeah. Spring quarter is the best time to middle of mud and rain anyway is not. But maybe the first three months of the year, we can have.

01:27:29:22 - 01:27:30:13
It as a.

01:27:30:17 - 01:27:33:23
Discussion that has some focus on taking care of that.

01:27:34:01 - 01:27:52:14
So that's why we Okay, let's put that extra money into the reserve. So because we do fortunately our budgeting to build the reserve. Yes. And so that makes a lot of sense. And we will hopefully have some extra money in reserve to take care of these.

01:27:52:19 - 01:28:23:29
And I know we've been struggling spending the reserve for fear of what kind of things. I think it's time that we got to realize we need to take care of what's good now, because even if that all goes sideways, $140,000 to the tip of the bucket, you know, and hopefully we don't have to deal with that. But, um, I'm not suggesting we go out and spend that $40,000 or reserve.

01:28:24:11 - 01:28:27:08
I'm not telling you about putting flowers in. You can't.

01:28:27:13 - 01:28:27:28
Be.

01:28:28:07 - 01:28:35:17
Serious. But I agree with you, I think, to take a look at starting to spend some of that if we're getting

01:28:37:03 - 01:29:14:17
behind in our community. And that's there are many to many aspects of the community, the people, the most important. How would you guys you should turn into, uh, Bella Vista and turn in and say, I'm home, not wait til you get into your house and say, God, I'm finally home. You know? And part of that is a visual in the beginning, but a lot of it is the people in our community and seeing people walk around and introduce themselves, and we could use some help, and all those types of things are great.

01:29:14:19 - 01:29:25:15
Here's some help. Are you read Oregon Statutes 94.595? It tells you everything you need to know about reserves.

01:29:27:01 - 01:29:30:21
Please obey the rule of law 94.

01:29:30:23 - 01:29:31:08
What?

01:29:31:10 - 01:29:32:25
595?

01:29:33:04 - 01:29:35:03
Repeat. Repeat the statute.

01:29:35:05 - 01:29:46:28
Numbers are 94.595. A homeowner's association shall establish a reserve account. I'm talking. Don't interrupt me. Woman.

01:29:48:01 - 01:29:52:19
Morgan. I know the statute, sir. I don't have it memorized. We will look at it.

01:29:53:03 - 01:29:57:25
I know neither do I, but if you have a laptop, you can pull it up.

01:29:57:27 - 01:30:01:27
Yes. Okay, so, um.

01:30:01:29 - 01:30:03:28

Who's the guy in the uniform?

01:30:06:07 - 01:30:06:24
That.

01:30:07:06 - 01:30:08:16
Uh. Paul Baker.

01:30:09:02 - 01:30:14:00
Uh. Introduce yourself. What's with the uniform? Are you in active service?

01:30:14:12 - 01:30:15:03
Yes.

01:30:16:01 - 01:30:17:15
There's a top secret.

01:30:18:20 - 01:30:19:28
None of your business.

01:30:21:00 - 01:30:23:13
I'm a Soviet spy. I'd like to know.

01:30:24:13 - 01:30:26:02
That's why it's none of your business.

01:30:27:00 - 01:30:42:28
No. Well, I'm going to. I'm going to wear my battalion. I just in uniform and bring my identity. I'm going to bring my battalion adjutants uniform with my sword and metal mine at the next meeting with a dick.

01:30:43:26 - 01:30:49:26
And the other thing, Morgan, is, uh, Paul is one of the, uh, board members.

01:30:49:28 - 01:30:57:14
Um, no, he's not, he's not. He's a he was never elected. You're not elected. And you are termed out.

01:30:57:16 - 01:30:58:25
It's appointed.

01:30:59:13 - 01:31:04:24
Yeah, but you wondering that you didn't have the legislation to appoint him because you weren't authorized.

01:31:05:18 - 01:31:07:21
Okay, we're going to move on.

01:31:07:23 - 01:31:21:18
Okay. Can I go back to your budgets? I've got specific questions. I would like you to quickly note them. You. Where are the detailed accounts? I want to see the books and records. Pursuant to bylaws 6.4.

01:31:22:24 - 01:31:24:07
The budget will be sent out.

01:31:24:09 - 01:31:34:27
No, no, no, not the not. I'm not talking about that. I'm saying I want to I want to examine the books and records pursuant to bylaws. 6.4

01:31:36:19 - 01:31:37:10
okay.

01:31:37:15 - 01:31:42:03
Next thing I sat down, Susan, and see if that is something that's required.

01:31:42:05 - 01:31:44:20
It is required. I'm not lying.

01:31:45:01 - 01:31:45:24
So if.

01:31:45:26 - 01:31:54:01
If. No no no no no no, I'm moving on. I have the floor here. What? Where is the treasurer? Is the treasurer here?

01:31:54:15 - 01:31:55:22
He's online with you.

01:31:55:24 - 01:31:58:26
Okay. I need to know what is the accounting basis now?

01:32:00:26 - 01:32:03:08
What's the basis of our accounting?

01:32:06:00 - 01:32:09:00
Our base of the county was CPM as a county.

01:32:09:02 - 01:32:14:00
No no no no no it's a it's a cash. Is it a cruel. Is it modified accrual.

01:32:15:18 - 01:32:16:03
Is it.

01:32:17:13 - 01:32:47:19
It's changed four times in the last five years. Each time you change your basis of accounting you're supposed to fill out form IRS 3350. I think it's what it is. Okay. I don't understand why you're paying so much to fill out form 1120 each. It's a one page form. It's easier than 1040. Easy. It could be produced at the click of a mouse if you do your accounting properly.

01:32:57:20 - 01:33:04:22
Yeah. Okay, well, tell the answer me. Why are we paying so much for 1128? It's one page.

01:33:07:27 - 01:33:08:18
You know.

01:33:10:24 - 01:33:12:00
It's what it is. Okay.

01:33:12:12 - 01:33:20:14
Well, it's. That is no answer. That's no answer. We've spent more than $20,000 since 2014 on tax returns.

01:33:20:24 - 01:33:23:28
Good night. Okay, Morgan.

01:33:24:10 - 01:33:26:15
So who's left now? Who's running away.

01:33:26:24 - 01:33:31:12
We want a new board to take care of it. Elect the new board for now.

01:33:31:14 - 01:33:42:16
Well, stop making decisions now. Leave it till the next board and stop it. Stop making all your great decisions. And from your bully pulpit microphone.

01:33:44:09 - 01:33:50:10
Morgan, don't talk down to me. I'm Mr. Butler to you. You're a non-entity to me.

01:33:50:12 - 01:33:59:14
All right, Mr. Butler. Time is up. Susan, would you please mute the mic? We've already had one board member leave because of your ranting.

01:33:59:16 - 01:34:13:26

No, it's not my ranting. I do not have a fiduciary duty to abide by the rules and regulations. But you do. You have violated the due diligence. You violated loyalty, and you have violated.

01:34:15:15 - 01:34:21:02
Nothing from the SEC. I updated you about Perino. Um.

01:34:23:21 - 01:34:35:28
You talked about, like, insurance books we talked about. Yeah. Uh, you're going to go into executive session for a short discussion. Yes. Yes. In the ACC.

01:34:38:11 - 01:34:41:06
We've worked out with Susan yet. How about.

01:34:41:08 - 01:34:42:08
The fund?

01:34:42:17 - 01:35:17:22
Yeah. Yeah. Uh, what there's going to be is. Uh. You will. And this is still being formed. Okay. Sure. Even getting the payments paid out. They're still getting the accounting and everything organized. Um, and I do have one thing I want to mention to everybody. Uh, but the, uh, you will have the contact one email. Contact the same one the homeowners use that I buy uses. They'll get the contact and they will distribute distribute it to who's responsible within EMS.

01:35:17:24 - 01:35:38:18
Okay. Or they will redistribute it back to the board, or they'll redistribute the homeowner who's contacted to go to you. Okay, so there'll be one hug. It's hard. Like contact that HOA that I'd set up. All right. One contact for everything, including us.

01:35:42:16 - 01:35:43:01
Okay.

01:35:43:22 - 01:35:56:16
But this was the documents we were going to see. If we did a hard copy, made corrections, they would be able to get it, I think. Susan, are they going to be all up

01:35:58:02 - 01:36:00:23
and running by the, uh.

01:36:03:16 - 01:36:07:28
But 1st of December, we still got some setup going on.

01:36:08:06 - 01:36:10:12
Documents onto the portal. You're saying?

01:36:10:14 - 01:36:11:27
Well, no, uh.

01:36:11:29 - 01:36:14:16
I wasn't able to hear them. Very well.

01:36:14:20 - 01:36:37:08
David's question was, there are some documents that we had copies of, copies of PDFs. They need to be cleaned up and edited. Uh, and he would like to send them in and have somebody at AMSA. We can do that for you. It's an hour's worth of work. Um, how would he, um, contact?

01:36:38:12 - 01:37:02:29
Uh, yeah. I'm not sure what kind of documents you're talking about, uh, that are being edited, but I think that, um, if he wants to send in an email to the Bella Vista email address, I will make sure myself or my admin team watch for it, and then I can reach out to him and make sure we we talk about what needs to be done or what can be and what the cost would be if there is a cost. All of that.

01:37:03:01 - 01:37:11:22
Okay. Because a lot of the documents we got are not when you go to print them, they are not very clean. And again, it's because there were copies of copies.

01:37:12:03 - 01:37:15:06
What kind of documents are you talking about that are copies of copies?

01:37:15:17 - 01:37:20:10
And are the guidelines, guidelines? Guidelines that stuff.

01:37:20:12 - 01:37:20:27
That.

01:37:21:13 - 01:37:21:29
Needs to have.

01:37:22:01 - 01:37:25:22
AMS on it rather than CPM and and.

01:37:25:24 - 01:37:26:13
Okay.

01:37:26:15 - 01:37:30:11
We were never able to get anything updated with CPM.

01:37:30:19 - 01:37:38:22

Okay. Yeah. If you want to reach out to us we'll we'll take a look at it and then we can start making a plan on the best way to attack it.

01:37:39:23 - 01:37:59:15
My my only ability is to make a copy. I have I have all the documents, but I need to be able to make a printed copy, write the corrections on it. Have the board approved the written correction and then send them to you and have them turn it into a document if that's possible.

01:38:00:05 - 01:38:01:12
Okay. Yeah.

01:38:02:15 - 01:38:03:03
Okay.

01:38:03:17 - 01:38:09:06
Okay. Okay. Well, if you download whatever file.

01:38:09:08 - 01:38:13:12
And then I'll make corrections and send it to you guys for approval and then.

01:38:13:14 - 01:38:13:29
Yeah.

01:38:16:27 - 01:38:17:12
Okay.

01:38:17:21 - 01:38:18:06
Okay.

01:38:18:08 - 01:38:19:17
I'll forge ahead on that thing.

01:38:20:09 - 01:38:21:10
The one other thing before.

01:38:21:17 - 01:38:25:11
You can get free utilities on Google to do that.

01:38:28:18 - 01:39:02:17
So there's one more thing that I want over before we go into executive session, so I can share a couple things that, uh, Julie asked and that is our reserve account. It's been on my mind for a long time. We're making 0.01% interest. I went down to Road Federal Credit. They'll set up a commercial account for us. We can put the money in just like we have at people's Bank. But we can turn around. And at the moment they're up 3.85 on a three month CV.

01:39:03:11 - 01:39:35:05
We should be making some money on money that's sitting there more than $8 a month. Yeah. Um, again, I want to do it sooner. I just sorry I didn't have the time. Uh, but I would like to make a motion. Susan sent me a few other companies that they deal with, but the rate for a minor amount. My suggestion? Deal with federal here locally. Um, and, uh.

01:39:36:22 - 01:39:51:24
Can I ask one question? Um, what about, like, a money market? Is that a money market account so that you can still draw the money if you need to, but it's making it's got interest rather than paying it up.

01:39:51:29 - 01:40:24:19
The interest isn't that good on money market to get a percent percent. If I read correctly, if we buy a three month CV, if somebody comes up and says we need $50,000 for only three months, and if we really, really need it, we haven't been making money. We turned in with the penalty. We don't make any money, but we have a potential. And my plan was not to turn all the money into a 140,000. My HK guests keep 20,000.

01:40:24:27 - 01:40:42:22
Immediate liquid. We can write a check and paint it out tomorrow. And put 120,000 in the three month CD. And every three months in another three months CD. Or if it comes in three months, we need 50,000. Then we take 50,000 out of the 120 and we buy a 70,000

01:40:44:09 - 01:40:47:05
CD. Yeah. Not long term.

01:40:49:05 - 01:41:03:00
Okay. Because even if you get a long term, we're talking minuscule amounts of money, so it keeps it flexible for us. If we could get 10% if we invested for a year, that's a that's sizable. That's worth the gamble.

01:41:03:07 - 01:41:07:00
But what's your money market account yielding Judy.

01:41:08:15 - 01:41:09:04
Pardon me.

01:41:09:06 - 01:41:11:29
What is your money market account yielding.

01:41:12:25 - 01:41:14:25
Well, we have it with an investment.

01:41:14:27 - 01:41:16:25

No, no, no, just give me the percentage.

01:41:18:15 - 01:41:20:23
Five 5%. Yep.

01:41:20:25 - 01:41:22:29
Okay. 4%.

01:41:23:14 - 01:41:31:23
Yeah. My one was five the last time I looked at it. And you? Can I use it? I use it for buying and selling shares.

01:41:32:23 - 01:41:51:05
Well, I think what we need to do is pretty much what Craig suggested at this point. And we can always look into things further as in time. But right now I think with the rates going down, not knowing what the future holds, I think we lock it in at three months.

01:41:52:02 - 01:41:53:14
And we'd like, say.

01:41:53:17 - 01:41:55:23
Lock it into treasuries then.

01:41:58:00 - 01:41:59:03
Right, right now.

01:41:59:07 - 01:42:01:01
You know, they're lousy right now.

01:42:01:13 - 01:42:01:28
Yeah.

01:42:02:00 - 01:42:06:05
You know what, Morgan? We've got enough on our plate right now that.

01:42:06:09 - 01:42:11:00
Well, why don't you just stop talking about it and leave it to the next board?

01:42:11:25 - 01:42:19:05
Well, because we can get that rate right now. And when the next board comes in, it'll probably be down 1%.

01:42:19:09 - 01:42:20:21
Oh my God.

01:42:21:09 - 01:42:41:11
Um, so we'll get this now. **We've made nothing for the last year and a half**. And before we'll get this and down the road after the next board comes in and somebody wants to go down and set up a, an account somewhere else, and they can make another 30%. Great. We'll do it. But for now, we're up and running and we're doing that.

01:42:41:13 - 01:42:48:08
I make a motion that we go ahead and deal with the road credit and get a three month CD.

01:42:48:19 - 01:42:49:07
Okay.

01:42:49:24 - 01:42:52:14
With reserve with a portion of the reserve account.

01:42:52:16 - 01:43:05:00
This is the reserve. And then there's the construction account. And I'll talk about the minute. Okay. Uh, broke federal Reserve account. We had a motion and.

01:43:05:02 - 01:43:05:20
2nd.

01:43:05:22 - 01:43:36:07
Of March. Seconded. All in favor? Okay. so we got four approved. Uh, joy as left for the night or proof? Got it. Okay. Uh, the construction account has minimal amount of money, and I. I didn't look at this last month at 12, 13,000 or something like that. Uh, Susan, they have set up our operating account with. I think it's a license I haven't seen.

01:43:36:20 - 01:44:00:23
Yes. Okay. Alliance. Um, they would rather have. She understands what we're doing with the reserve. She's totally fine with it. But the construction account, they would like that to be with that. Because I think there's an easier for you to transfer money to refund, uh, deposits. Correct.

01:44:00:25 - 01:44:01:15
Correct.

01:44:01:17 - 01:44:18:01
Okay. Yeah. So rather than us having to do it. So I would also like to make a motion that, uh, we have AMS, uh, through our construction account. I second with the lance. Okay.

01:44:18:13 - 01:44:22:25
Has to be in the name of the association according to the statutes.

01:44:24:18 - 01:44:31:14
Yeah, it does not go into. And none of none of our association monies can be an AMS name. It has to be in the association's name.

01:44:31:16 - 01:44:33:07
So who are the signatories?

01:44:34:01 - 01:44:34:23
The board.

01:44:34:29 - 01:44:35:21
Okay.

01:44:36:20 - 01:44:54:19
And it's three signatures by the board. Correct. Um. And my bad. I just use AMS in a general term. They're taking care of it. No. And you're correct. It's a good catch. They are not. It's not putting it in their pocket. They're opening another account with Alliance Bank.

01:44:54:21 - 01:44:55:27
So your name?

01:44:56:02 - 01:45:03:24
Yeah. Yeah. And we will be signatures to Alliance for the construction.

01:45:06:02 - 01:45:06:17
Yeah.

01:45:06:19 - 01:45:09:09
Okay. I got a motion and a second.

01:45:09:28 - 01:45:16:18
Okay. And for the second. All in favor? Hi, Mark. Hi. Okay.

01:45:16:20 - 01:45:17:05
Hi.

01:45:18:22 - 01:45:29:27
Approved by four. Okay. Unless there's something else, I would like to adjourn the meeting and go into a quick, uh, executive session.

01:45:30:08 - 01:45:39:01
So, Mark, I can. I can keep the zoom going so that you can stay on with the board, and then I'll. I'll, uh, remove all the owners that are on.

01:45:39:03 - 01:45:45:28
Please put your contract up on your HOA portal. I want to read your contract.

01:45:46:18 - 01:45:49:26
That's something that the board, uh, I will have to discuss with them.

01:45:49:28 - 01:45:58:06
No no no no no no, that's not. You can put that up there. Oregon statutes. It's not legal. There you go again. There you go.

01:45:58:08 - 01:46:00:03
Again. Anybody that's been watching, we.

01:46:00:05 - 01:46:00:20
Have.

01:46:01:10 - 01:46:16:13
Been there. Um, and, uh, the discussion we're going to have in private session. There's nothing to report to the home owners anyway, so you need to hang around and listen to us make the vote right.

01:46:16:15 - 01:46:19:01
I make a motion that we adjourn.

01:46:19:22 - 01:46:20:07
Okay?

01:46:21:04 - 01:46:21:19
And

01:46:22:28 - 01:46:23:13
I.

01:46:24:02 - 01:46:25:18
Stay. All in favor? Hi.

01:46:27:01 - 01:46:27:16
Hi.

01:46:28:02 - 01:46:35:18
Okay. And you can, uh, Susan, tell me when everybody's off and Mark is still there.

01:46:36:27 - 01:46:40:10
Yeah. Mark, I'll stay on. Uh.

01:46:41:00 - 01:46:42:02
Yeah, I'm still here.

01:46:42:25 - 01:46:43:26
Great. Okay.

01:46:43:28 - 01:46:47:28
Make sure you comply with the special executive session rules.

01:46:50:18 - 01:46:51:20
I think we are.

01:46:52:09 - 01:46:54:13
I don't, but never mind.