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Annual & Board Meeting

The annual meeting of the Bella Vista HOA was delayed until December. The board discussed the lack of a formal HOA and the need for new board members. Craig Hansen highlighted the challenges faced, including managing without a formal HOA and the stress of leading meetings. The board approved the minutes using AI transcription for better transparency. They also discussed the need for new board members, with Chris Raber and Judy Henderson volunteering. The board addressed the Carina Lane issue, noting South Ridge Builders' insurance claim and the potential for mediation and litigation. The meeting concluded with plans to finalize a membership list policy.

Action Items

- [] @Craig Hansen - Send a demand letter to Southridge Builders' new attorney regarding the Karina Lane repairs.
- [] @Craig Hansen - Initiate mediation with Southridge Builders if the claim is denied.
- [] Finalize the policy for managing the homeowner contact information and mailing list.

Outline

Annual Meeting Introduction and Initial Discussions

- Craig Hansen opens the annual board meeting of the homeowners of Bella Vista, noting the meeting should have been held in December.
- Craig Hansen explains the board's error in assuming the annual meeting was yearly and corrects the date for the next annual meeting to the first week of December.
- Speaker 3 mentions that anyone can call a meeting, not just the board, and Craig Hansen clarifies that the annual meeting is for voting purposes of new board members.
- Craig Hansen discusses the lack of a formal HOA and the board's efforts to establish one, mentioning Joy's leadership and the challenges involved.

Technical Difficulties and Meeting Adjournment

- Dave Matthews complains about background noise interrupting the meeting, and Craig Hansen asks Mark to mute his mic.
- Craig Hansen continues to discuss Joy's leadership and the lack of a quorum for the annual meeting, leading to the adjournment of the annual meeting.
- Craig Hansen moves to start the regular board meeting of Bella Vista, which is seconded and approved.

- Craig Hansen thanks Joy for her efforts and mentions Ed Guerrero's help with bylaws, expressing frustration and determination to understand the bylaws.

Board Member Roles and Responsibilities

- Craig Hansen acknowledges Mark's role as treasurer and his contributions beyond financial management, including communication and documentation.
- Craig Hansen mentions Doug Doller's resignation and the contributions of David Sirensen and Dana Henderson to the ACC and landscape committees, respectively.
- Craig Hansen highlights the efforts of Paul Fauci and Laura Wilson in addressing issues on Carino Lane.
- Speaker 5 expresses gratitude for the opportunity to serve and acknowledges the challenges and rewards of the experience.

Challenges and Progress in Board Operations

- Joy discusses the lack of volunteers for the board and the challenges faced by the previous board, including the unhelpful nature of the former QPM.
- Joy emphasizes the importance of understanding the bylaws and the role of the property manager as the record keeper.
- Joy mentions the need for community members to join the committee and expresses frustration with the lack of support from some homeowners.
- Joy highlights the progress made with the current board, including the appointment of a new CPM and the improved contract with QPM.

Board Member Vacancies and Appointment Process

- Craig Hansen discusses the issue of board member vacancies and the need for volunteers to fill these positions.
- Craig Hansen mentions the importance of having a quorum to avoid issues like receivership, which could be costly and disruptive.
- Craig Hansen proposes a new process for minutes, using AI transcription to provide a summary of the meeting along with the actual transcript.
- The board discusses and approves the new minutes process, with Craig Hansen explaining the benefits of the AI-generated summaries.

Membership Lists and Privacy Concerns

- Craig Hansen introduces the topic of membership lists and the need to create a policy for handling personal information.
- Craig Hansen proposes that homeowners should have to opt-in to have their information shared, with an option to opt-out for sensitive information like phone numbers and email addresses.

- The board discusses the legal requirements and the importance of protecting homeowners' privacy.
- Craig Hansen asks for volunteers to help finalize the policy and ensure it is in compliance with both corporate and HOA laws.

Legal and Insurance Updates

- Craig Hansen shares updates from a meeting with the HOA attorney and geotechnical engineer, discussing the status of the Carina Lane repair work.
- The attorney has contacted South Ridge Builders' new attorney to request a copy of the recent geotechnical report and a timeline for remediation work.
- Craig Hansen explains that the insurance companies are involved, and the association's legal fees are beginning to accumulate.
- The board discusses the next steps, including sending a demand letter to South Ridge and initiating mediation if the claim is denied.

Final Remarks and Next Steps

- Craig Hansen mentions that Dana and Bruce are handling the landscape committee and ensuring the contract is being followed.
- Craig Hansen acknowledges the efforts of the board members and the progress made in addressing various issues within the HOA.
- The board discusses the importance of transparency and communication with homeowners, emphasizing the need for continued collaboration and dedication.
- Craig Hansen concludes the meeting by thanking everyone for their participation and outlining the next steps for the board.

Continuation 2nd Part Review

Transcript

The HOA Board Meeting discussed low attendance at meetings, with only 10-20 homeowners typically present. Craig Hansen noted that the board has been addressing numerous issues, including a decline in attendance and the need for more community involvement. Tim Rossiter raised concerns about Southridge's messy construction affecting his street. Craig mentioned the potential need for the HOA to fund utility relocations and the challenges of dealing with city responsibilities. The board also discussed the importance of creating a positive community atmosphere and the need for more volunteers, particularly for the ACC committee and an advisory committee.

Action Items

- [] Schedule a special meeting to discuss the membership list and guidelines for community involvement.
- [] Follow up with the attorney to see if the fire department's inability to access the Corino road can be used as leverage in the negotiations.
- [] Provide copies of the meeting minutes and related documentation to the board members.

Outline

Opening Remarks and Meeting Guidelines

- Craig Hansen explains the meeting time constraints due to the system's limitations and outlines the plan for opening comments to Zoom participants.
- Craig Hansen emphasizes the need to keep meetings under 90 minutes and mentions the current overload of topics.
- Dave Matthews expresses concern about the low attendance at board meetings, noting that only a few homeowners are present.
- Craig Hansen confirms that attendance has been gradually decreasing and mentions the need for more involvement from homeowners.

Discussion on Meeting Attendance and Board Involvement

- Ed Guerrero points out that there have been no HOA meetings for the past 11 months, only board meetings.
- Craig Hansen encourages homeowners to share positive things and get involved in improving the community.
- Dave Matthews volunteers his wife to join the board, and Craig Hansen expresses gratitude for the offer.

- Tim Rossiter raises concern about a mess left by Southridge on the street, which Craig Hansen acknowledges and mentions ongoing discussions with the attorney.

Formation of Advisory Committees and Future Meetings

- Craig Hansen discusses the need for additional members for the ACC committee and the creation of an advisory committee.
- Craig Hansen invites homeowners to join the advisory committee as non-voting members to provide input and support.
- Craig Hansen mentions the importance of having a few minutes at the end of each meeting for board members to share their takeaways.
- Paul Faubion comments on the progress with the attorney regarding South Ridge and the involvement of the insurance company.

Challenges with Road Maintenance and City Responsibilities

- Craig Hansen explains the difficulties in getting the city to take over road maintenance and the need for private street cleaning.
- Joy Wright questions the city's responsibility in improving roads, and Craig Hansen clarifies the challenges and limitations.
- Ed Guerrero shares his experience as a city planner and the city's reluctance to take over dead-end roads.
- Craig Hansen mentions the potential liability and costs involved in moving utilities to ensure safety.

Fire Hydrant and Fire Department Access Issues

- Dave Matthews raises concern about the city's ability to deliver fire services due to the condition of the street.
- Craig Hansen acknowledges the issue and mentions the need to discuss it with the attorney.
- Ed Guerrero points out the public access and utility easement along the road, which could affect future utility extensions.
- Craig Hansen discusses the potential costs and liabilities involved in moving utilities and the need for board approval.

Final Remarks and Future Plans

- Craig Hansen emphasizes the board's commitment to improving the community and addressing ongoing issues.
- Craig Hansen invites homeowners to run for the board and expresses willingness to appoint new members.
- Craig Hansen outlines his goal for the rest of the year to create a better community and improve homeowner satisfaction.

- The meeting concludes with Craig Hansen thanking everyone for their participation and encouraging homeowners to stay involved.