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FULL TRANSCRIPT (with timecode)

00:00:00:17 - 00:00:18:12

Hamilton myself and Andrew Wilson is on zoom. So we have four board members present. So the meeting is open. And again, everybody else. Now I got to get a different screen here.

00:00:20:03 - 00:00:25:03

I've already warned everybody here that, uh, I've got my notes at home.

00:00:27:23 - 00:00:28:17

Okay.

00:00:31:05 - 00:01:03:13

All right. So the first thing that we're going to address tonight is for anybody that's online that hasn't met our new board members. The first board member that I'm going to introduce is Liz Hamilton on my left here. And Liz is volunteered to be our secretary. And she has a couple things she's going to talk about related to, uh, minutes, uh, our education class and incoming meetings through 2026.

00:01:03:16 - 00:01:05:17

So I'm going to turn it over to Liz.

00:01:05:27 - 00:01:06:19

Oh, okay.

00:01:08:17 - 00:01:09:03

Um.

00:01:12:03 - 00:01:17:12

First of all, Susan, have we published a list of the 2026 meeting dates

00:01:19:12 - 00:01:38:05

on our portal? Uh, I, I don't know, I will. So you have all your dates picked for the year? We do. We do. We're super organized. Okay. Um, we print these out, and we understand that they can't be.

00:01:39:09 - 00:01:39:24

Discussed.

00:01:40:03 - 00:02:12:08

So they can be changed. Um, with interaction with them. If they need to be. But we could. Okay. We don't have a calendar. So you just want to put, like, a sheet on there that says meetings. Yeah. Meeting. So that. Um, so that's our homeowners who would like to be active or get in touch with us. Know when those dates are and there. January 12th. April 13th. July 20th. October 12th and the next AGM December 7th Annual General Meeting.

00:02:12:14 - 00:02:21:19

So that April 13th, July 20th, October 12th. And what was the last one? December 7th, Pearl Harbor day.

00:02:23:29 - 00:02:41:08

So okay. All right. We'll we'll get those posted on there. That's great. And that's just to let people, um, plan so that it's important to our community. And we want to be careful, make sure we're covering something that would be great.

00:02:42:21 - 00:02:48:21

And that she's going to be hosting those AMS and hosting those meetings. Okay, good.

00:02:50:19 - 00:03:22:08

Those will be the standard meetings that you would post. Susan and Zoom capability will be there for all homeowners. Sure. Yeah, absolutely. Fantastic. Now the minutes went out to, um, all board members. And while I can read them, um, I would prefer to say that I would put the meeting the minutes up for acceptance by the president. If there are any other corrections to be added.

00:03:22:20 - 00:03:37:25

So does anyone have any other corrections for the minutes? So are you talking about the December 20th? Yes. December 2nd. I'm sorry. Organizational. Uh. And then 11. Four minutes. Yes.

00:03:37:27 - 00:03:38:24

January 2nd.

00:03:39:27 - 00:03:56:19

Uh, no no, no. No meetings. We had the December AGM and your organizational meeting. You don't approve your annual meeting minutes. Uh, and. Yeah, but your organizational minutes. Correct. And your regular your 11 four meeting.

00:03:58:15 - 00:04:11:24

Um, I wasn't here. 11. Of course I didn't look at it, but, um, the December meeting minutes everybody got and they're posted online, I believe. Is that correct, Susan? Not until they're approved. Okay.

00:04:11:26 - 00:04:15:16

And we don't improve that until the next annual.

00:04:15:24 - 00:04:54:10

No, you do the organizational meeting now, but just not the annual meeting minutes. Right. We're talking to two different things here. So let's keep them separate the AGM away with it. The meeting, the minutes I'm talking about are the ones that we had after the AGM. And you're saying, um, are not online. And I'd like to propose that we put them in. It's online. You do? Once they're approved. Yes. You cannot put them on until they're approved. Let me finish. Um, I'd like to suggest that we get minutes put online as soon as the board has seen them and made sure that they are correct.

00:04:54:12 - 00:05:26:24

Nothing's missing. I think that I would think they could go on and I've done this in the past. They go online with a little byline that says, pending approval of the board, so that people who are at the meeting or who miss the meeting get to read them and get to make us aware of things that we that are maybe incorrect. So they don't just sit at the next meeting that we approved. Yeah. We don't usually advise posting anything draft, but if that's what you guys want, we'll we'll do it.

00:05:26:26 - 00:05:44:16

Yeah. I think we have to talk about it as a board. I think it's a very good idea because I think it's very hard for our extended membership to walk in these meetings and be able to respond instantly without time to think about it. But that's just my suggestion. In whatever way we want to do it, that's fine.

00:05:45:22 - 00:05:46:08

So

00:05:47:24 - 00:06:13:18

I guess then the organizational minutes from the December 2nd. If anybody have any corrections or additions. We saw those a while ago. I think everybody's on and that was just pointing all of us to our positions. Okay, then as president, I'd like to improve those and have them posted, please.

00:06:13:21 - 00:06:15:13

I think, you know, one second.

00:06:15:28 - 00:06:19:11

We found out we don't need to watch. Everybody approves them. The president.

00:06:19:13 - 00:06:23:06

Okay. What's your approval of the president's departure? Say.

00:06:25:15 - 00:06:32:07

I think I've done enough, so I'm going home. So what about the November 4th meeting minutes?

00:06:32:24 - 00:06:43:17

I, I might look my notes. I don't have that in front of me. I believe those were already right. It was the last page of the packet that we.

00:06:43:19 - 00:06:47:07

Got just earlier before this meeting, the AMS notes.

00:06:48:07 - 00:07:05:26

It's the it's supposed to go to you on Friday, but it looks like it didn't go through for some reason, so I resent it, uh, this evening. Um, but yet you tried to approve them at the annual meeting, but those were regular meeting minutes that you don't have the whole membership approved.

00:07:07:13 - 00:07:08:08

Okay.

00:07:11:03 - 00:07:17:01

Well, so what what you need is these minutes approved?

00:07:17:13 - 00:07:17:28

Yes.

00:07:18:00 - 00:07:38:25

From November 4th, please. I thought we did. I know that we sent out to everybody. We talked about it and everybody said we made corrections already, so, uh, uh, because we discussed it. Then, uh, I'm going to approve, uh, posting the November 4th, 2020 five minutes.

00:07:39:01 - 00:07:40:19

Okay. Thank you.

00:07:46:08 - 00:07:50:02

That does. And I shall expect payments.

00:07:50:04 - 00:07:55:13

Well, I thought there was something else, and I'll remember it down the road. I'm afraid. But, uh.

00:07:56:00 - 00:08:15:28

The dates are out. Mhm. And so anything else you think that? I don't think anything. I think we're caught up on minutes, so that's good. We'll get those posted. And then I got the information about the draft how you want to do them going forward. So I think we're good. Okay.

00:08:16:12 - 00:08:35:12

Okay. So president's report. I have all sorts of notes and I'm sure as heck going to forget something. Um, the first thing I want to say to everybody, you know, we're starting our second full year, uh, that first year. The first board was, uh,

00:08:37:02 - 00:09:09:06

was very interesting for all of us. And, uh, I had a couple people say this is never going to happen. And then we have one individual at some point in the meeting, say, we'll be lucky if we get this done in ten years. Well, I'm proud to say I think we're moving along. What? We've got a lot to do. But, um, I'm

hoping by the end of this year that we pretty much got this ironed out. And in two and a half years, I think that's a win for all of us.

00:09:09:14 - 00:09:41:21

So I'd like to share that. Um, as far as 2026, uh, we do have some goals that we're going to intend to. Uh, one of my goals is to work with, uh, Susan and AMS to get our documents, uh, from CPM posted online. And I want to organize the folders in such a way that's more user friendly, uh, for homeowners, uh, to find the information.

00:09:41:23 - 00:10:15:24

And, uh, so that's, uh, one of my goals. Um, the other thing that we're going to be looking at in the next year to three years is we have the, uh, a buffer, uh, policy or contract that we're going to have to attend to. Uh, but Karina has kept us busy three, almost like three transitions of property maintenance. Um, along with just getting everything up and running.

00:10:15:29 - 00:10:38:29

We just don't have enough manpower or time. So, uh, but I'm making sure that it's on the books in a year to three years, depending on how fast we can get to it, to begin to go over the a buffer and get that, uh, hopefully resolved. The, um.

00:10:46:00 - 00:11:16:25

Okay, those are the only two items I can remember at the moment. So I want to move on. And throughout the meeting, I may or may remember my other notes. Uh, okay. So the next item on the list is the Chancellor's report. And I'd like to introduce to the homeowners, uh, Andrew Wilson, who is on zoom. He's in Portland at the moment, and, uh, he has volunteered to take over being pressure.

00:11:16:27 - 00:11:24:12

And, uh, so I'm going to let, uh, Andrew, uh, take over now.

00:11:25:17 - 00:11:26:06

Okay.

00:11:26:12 - 00:11:27:00

Yeah.

00:11:27:12 - 00:12:08:13

All right. Well, thank you, Craig. Um, Craig and I had an opportunity to sit down over the weekend, kind of try and get me as caught up as we can in existing financial and asset stuff with what we have in front of us. Uh, you know, we just transferred over to, uh, AMS. And, uh, with that, we've got a few new policies that we're working with. One is that, uh, they hold open the December bookkeeping a little longer to give kind of end of the year opportunity for accounts to catch up and everything that needs to be paid, to be paid.

00:12:08:15 - 00:12:39:08

So today we're going to be doing the November 2025 treasurer's report. Uh, again, thank you. Big shout out to, uh, Craig for helping put that together and and giving me a little time while I learn the ropes of this treasurer position. Uh, so as of right now, uh, we have total funds of around 223,000. It's a little bit more than that.

00:12:39:24 - 00:13:14:07

the board has the exact figures in front of them. Uh, of that, we've got some money in our operating accounts. Some of that money that's in the operating account will eventually be moved to the reserve account. It just kind of depends on how the December financials look. So hopefully by February, uh, we will have a much clearer picture of kind of the year end totals and final numbers, uh, for 2025, because that's when we'll get the December packet from AMS.

00:13:15:00 - 00:13:47:07

Um, of that, uh, you know, we've got a few accounts, uh, that are in arrears or behind, uh, of those there's really only about five. That, uh, would be something that we're looking into. And of those five, one is already going to, uh, collections. And that's what I'm against, I believe. I don't know. Craig is a construction company or somebody who's been in eReaders for a very, very, very long time.

00:13:47:09 - 00:13:51:12

Yeah. And normally we leave people unnamed for first.

00:13:51:19 - 00:13:53:16

I wasn't gonna say the exact name.

00:13:55:07 - 00:14:02:07

I'm not one of our actual neighbors at the moment, you know, it's, uh, it's it's somebody we've been dealing with, apparently for quite some time.

00:14:02:12 - 00:14:20:00

And, Andrew, I'm gonna interrupt you just a second. Uh, citizen sent me an updated list and one more person. I guess they started today. That was in the river for a couple thousand dollars. They have started the lean process.

00:14:20:08 - 00:14:54:15

I see that, yeah. Okay, so we've got two accounts that are are being sent to the attorney for collection and getting a lien established. So. Okay, I do see that now that you point that out to me. So. All right. Um, otherwise, we've, um, nearly met all of our, you know, HOA dues income. I don't know what the year end does not look like, but it looks like it's on track. Uh, we also recently moved, uh, I believe it's Craig.

00:14:54:17 - 00:14:58:03

The operating account and the reserve account have been moved.

00:14:58:09 - 00:15:00:05

Just the just the reserve.

00:15:00:07 - 00:15:04:09

Just the reserve account has been, uh, moved to.

00:15:05:27 - 00:15:07:02

Is it rogue credit?

00:15:07:04 - 00:15:07:22

Yeah.

00:15:07:24 - 00:15:41:17

Row credit. Uh, and of that, we've put some of that money into interest bearing accounts. So the, um, uh, the HOA is going to start to earn income and earn percentages on, uh, some of that money that's in the reserve account. So we'll start seeing some kind of income for the HOA from that. Uh, so, uh, expenses have been, In uh, largely landscape angle. Uh, and we are under budget thus far.

00:15:41:24 - 00:16:16:18

Uh, year to date, or at least as of November of 2025. And hopefully and we expect it to remain in the budget, or at least at budget, by the end of December. Um, there's been a few charges over the year for extra maintenance. Not a heck of a lot. Um, and then obviously we also have expenses of utilities like electricity and water, which are tracking right on target. It looks like, uh, we have had some legal fees throughout the course of the year.

00:16:16:24 - 00:16:52:00

Um, as a reminder to everybody, once, um, the insurance company got our insurance, HOA insurance got involved. We got the attorney out of Portland who is being paid by Our insurance, so we're no longer at least significantly spending regular money on Chris Hearn. So those legal expenses hopefully will remain lower than they were earlier on this year. Um, other than that, just normal fees, management fees, licenses, things like that.

00:16:52:02 - 00:16:56:19

Uh, Craig, should I go through the actual numbers there or just talk about whether it's on track or not?

00:16:57:02 - 00:17:15:03

Um, I think everybody's got in front of them. I think we're okay. Just to me, the general is adequate. And yeah, for the homeowners, the treasurer's report will be posted, uh, so that they they can actually see what the rest are looking at. Okay.

00:17:15:13 - 00:17:20:00

And the financials are posted every month as well for the owners. Right.

00:17:20:24 - 00:17:27:26

Do you post the complete 30 some odd pages or do you only give them like the first five pages?

00:17:27:28 - 00:17:40:09

Yeah. They just get the, um, a balance sheet and the profit and loss because I can't see the aging and all of that that's privy to the board only. But it'll show everything on the balance sheet.

00:17:40:11 - 00:17:47:01

Okay. So then we'll just get you a copy of this treasurer's report, and you can just add it to your financial.

00:17:47:07 - 00:17:51:06

As long as it doesn't have any confidential collection information in it.

00:17:51:13 - 00:17:58:10

Um, I will make sure I know there's nothing. I don't have any names.

00:17:58:12 - 00:17:58:27

Perfect.

00:17:58:29 - 00:18:10:03

Perfect. Um, the only thing the report does do, uh, it's designed to put down how many owners are delinquent, which were five and the total dollar amount.

00:18:10:05 - 00:18:11:08

That's perfect.

00:18:11:18 - 00:18:12:03

Perfect.

00:18:12:18 - 00:18:20:13

Yeah. Perfect. Yeah. Just when you're. When it's ready each month, it's good. And you want it ready for being posted. I'll post it up for you.

00:18:20:20 - 00:18:21:07

Okay.

00:18:23:03 - 00:18:47:08

That's everything for the November report. Just as a note to the entire community, I will be in the next, Hopefully in the next month I can get set up at VMs to take their treasures, training courses and things like that. And Craig and I have already started discussing how to go about coordinating that with AMS, so I will be on board and ready and working with Craig before I kind of take over all of it. So.

00:18:49:24 - 00:19:32:15

Thank you. Andrew. Um, the only thing that I'll add to those that are listening to the credit union, uh, account, um, we have of the 140 some thousand, we put 120 in CDs. Um, I set them up in three and six months. So should we need to get to the cash faster than we'd anticipated? I close out, sell off one CD and

lose very little on it, but I left, uh, \$22,000 in just cash in case we had to get up all the money to pay for something.

00:19:32:17 - 00:19:54:08

Offense or whatever we had planned on. Um, and, uh, right at the moment, I'm the first report. Uh uh, it looks like we will be earning about \$500 a month. Uh, and I don't think we earned \$900 for all last year. So it is going to be a real.

00:19:54:10 - 00:19:55:02

Dollars a minute.

00:19:55:23 - 00:20:26:29

Yeah, it's about what we should, uh. We only had, uh, we only had two weeks in the month after I opened the account. We already had a \$250. And what's kind of interesting is road credit is they also have a membership savings account, and they automatically every month, the interest earned is that at the end of the CD, the interest for that month gets applied to that, uh, savings account.

00:20:27:23 - 00:20:55:24

Immediately. So we know each month what we're earning and what's in that account. They pay us roughly 5.5%. They'll start paying us on the interest that we put in that account. So it's not a big amount of money, but that money sitting there is going to be earning over 5%, you know, so it should work out okay. Is there anything else somebody would like to ask Andrew? Uh, as far as the treasurer's report.

00:20:57:28 - 00:21:06:06

That I have. Is that insurance? That's really not for Andrew's, for both of you. Do we have any.

00:21:06:08 - 00:21:07:12

Insurance company.

00:21:07:14 - 00:21:14:12

That is on the list to talk about? So that is, uh, that will be up and coming.

00:21:16:05 - 00:21:24:00

Just don't let me forget, because that's all written in my notes that I don't have. Okay. Thank you. Andrew.

00:21:26:01 - 00:21:39:17

Okay. Um, the next item, um, would be committee. Uh, report. Um, I think I'll just report on the insurance, uh, right now.

00:21:41:11 - 00:22:11:29

Uh, I had started with our agent, um, of our old policy back in October, and he got back to me and the one company that he could underwrite because of the open claim that we have related to, uh, carino. Uh, they declined to consider insuring us. So he gave me a list of people.

00:22:12:05 - 00:22:51:12

I then contacted, uh, Charles Keefe, and he's going to head up, uh, uh, checking in to other companies. Uh, he's not real familiar with the insurance, but we've got the list. We've been talking. Um, he has, uh, one individual he's talked with, uh, that he was very optimistic. He said, boy, this guy was asking me a lot of good questions that I didn't know. So they're making an appointment to take the information that, uh, I accumulated, and they're going to sit down with him, and, uh, it will see what happens there.

00:22:51:14 - 00:22:59:12

Uh, and, Susan, I don't know the companies, but you said you had a list of, uh, companies that insure Hoyes.

00:22:59:20 - 00:23:19:21

Yes, we we have some brokers that you might want to meet with and talk about your coverages. Uh, because of the the open claim, that does make it a little bit more challenging for you, but there will be something out there might just be a little bit more expensive this time until that's closed, but at least you'll be able to be insured.

00:23:20:02 - 00:23:52:08

Okay. Uh, Can you. Can you send me that list? We're going to try and work with somebody out here, which has always been our preference. Um, but, uh, if, uh, Chuck keeps running into brick walls or the companies that are represented that agents can represent from here, we may have to head north. Uh, one year agents and. Yeah, if you can send that to me, I can share it with Andrew. Or to me, uh, with Charles.

00:23:52:18 - 00:23:55:21

Sure. You can check off the company. He's trying.

00:23:56:03 - 00:23:57:22

Yeah, absolutely.

00:23:59:10 - 00:24:23:24

Okay. Um, so, uh, that's, uh, where we're at with insurance. I'm not going to go into detail with the list of things that I are looking at. Asking insurance companies what ifs. Uh, but, um, it is in process. Okay. So, um.

00:24:26:27 - 00:24:31:12

I think I want to go to Dana, and

00:24:33:01 - 00:24:50:07

there were a couple things we had on landscape. We had the contract that we signed, uh, and then we had a note and I thought, I thought this would take care of something to do with the entrance on Camino, but I thought that already had been addressed.

00:24:52:06 - 00:24:57:11

Yes. Um, regarding the landscaping, the entrance is, uh.

00:24:57:25 - 00:24:58:28

That was landscaped.

00:24:59:00 - 00:25:04:24

A couple of months ago, and, uh, that's been all clear. And it's growing. There's no problems. We do have a sign up.

00:25:05:01 - 00:25:05:16

Asking.

00:25:05:18 - 00:25:36:03

People not to climb the rocks for insurance purposes, safety, whatever, so the public can, um, at least be forewarned that the rocks, especially this time of year, are slippery and icy. So also the US logs has turned off the irrigation. They did that a couple of months ago, so we shouldn't see any water sprays or anything like that. If you do then by all means let me know. But the system has been shut down. They're continuing to winter pruning.

00:25:36:07 - 00:26:07:03

They are cutting back the grasses. The brown grasses. They're moving up gantries. They're pulling out the the blackberries that have kind of taken over this year. And that's going to be addressed more quickly this coming year. They've adjusted their contract to make sure that that's done. The they've also offered a plan to take care of any snow like we had last year. They have the equipment to take care of keeping the streets clean. And it's on a time and materials basis.

00:26:07:05 - 00:26:50:23

So obviously they don't know how much snow we're going to have and how frequently, but they're available. They have the equipment. So they they've offered to be our go to company if we choose to get snow removal again. Regarding the storm drains, there are a couple of private streets we have, which I'm sure everybody knows is La Strada, Carino and Sorrento. And uh, a small volunteer crew went through and cleaned up the surface areas of the gutters and cleaned up and put, uh, what they call bio bags around the drains going into the storm drains because their private streets, we are responsible for keeping the storm drains clean.

00:26:50:25 - 00:27:25:19

They empty into the retention pond out of the park. And I'm Palermo down at the bottom. So if we can keep those flowing, uh, clearly, then we won't get a backup of water damage or problems with that. The storm drains, I think, were cleaned 2 or 3 years ago. I saw a memo. Correct me if I'm wrong, but, uh, 20, 23, they were inspected. Um, I haven't pursued whether it was completely, entirely cleaned or not, but there were some blockages that were found.

00:27:25:21 - 00:27:57:09

And I don't know if they were cleaned up afterwards. There's some research, so that should be done, but I'm not sure the frequency in which our private storm drains might need to be cleaned. Um, if you have a storm drain out in front of your house. Um, I'd appreciate it. And the association would appreciate it if

you keep those bags from getting too laden with debris. Just take a shovel and clean up a little bit of the leaves and the dirt that accumulates on them. That's the purpose of those bio bags, is to stop it from going into the storm drain.

00:27:57:11 - 00:27:59:20

And just a lot of water. So

00:28:01:10 - 00:28:43:04

we'd like to see that maintain, since we're the ones that are responsible for it. Uh, it would be great to keep those clean if you have one in front of your house. Um, we're going to do a common aerial walk through in March with the board. And that's related to just taking an inventory of the value of what we owned in the common areas. And we're going to contact the homeowners on the AG buffer to let them know that we need access to that 50 foot right away. That's back there to just inspect the swale, make sure it's not overlaid with debris, and to make sure the irrigation that's out there is still shut off as it was done this year.

00:28:43:10 - 00:29:14:12

And there's also a drainage system back there that runs into the retention ponds as well. And so we need to make sure all those three things, those three items are operating properly. We will be notifying people by email or by letter. I'm not sure which of the date so that we can have access. I know there's gates and I know there's fences, but it is considered in the corners common area and we are responsible for it as an association.

00:29:14:14 - 00:29:31:12

So, um. I just want to warn you about that. And, uh, that's about it for the landscape committee. Cool. So talking about, um, common property, Liz is going.

00:29:31:14 - 00:29:33:24

To look into the mailbox issue.

00:29:33:29 - 00:29:34:15

That.

00:29:34:17 - 00:29:40:05

We heard. We got evidence, some damage doors, some locked problems. Uh,

00:29:41:22 - 00:30:13:28

the from what we read, and I printed out, uh, I made notes on it, so, you know, it was on send it to you. Um, listen, I were talking, and we look. And best we can tell. Uh, most homes own the box, but anything related to the locks is the property of, uh, us. If you want films in which you are working on, uh, we're going to figure out how to notify people what they need to do if they have a lot of problems.

00:30:14:06 - 00:30:45:11

Yeah, I moved into the neighborhood recently. Um, the owner of the home did not know anything about the mailboxes and didn't have keys to it, which is a bit iffy, but it took us like seven weeks to get this

sorted out. The process was we had to go to the main post office building paperwork to get the box assigned to our house week deed. That's how long it takes in Medford to do that.

00:30:45:13 - 00:31:23:21

Now, in the process, um, somebody decided to somebody being a postal person, USPS person decided to relocate and lock it and came to our house with mail and the keys. Um, and that was the whole bizarre because a week later, the post office contacted us and said, no, that person shouldn't have done that. You're still on the waiting list and you'd have to wait over 6 or 7 weeks. It's all. It's all sorted out now. But the reality is, um, this these are federal issues, and I think that you deal with, with mail is a federal issue.

00:31:23:23 - 00:31:57:23

You know, you step into a, uh, post office. You're on federal property, not just state property. So I think we have to be really careful that we make sure the post office does what they need to do, and we do the physical stuff, maintenance that we need to do and make sure the two dovetail together. But it's kind of weird. And I'll add to that, if anybody's having difficulty with that mailbox system. You can go to the post office, uh, the main post office, and request that your mail is held.

00:31:57:29 - 00:32:01:17

So you'll have to drive and get it until.

00:32:01:19 - 00:32:33:07

They can reach in your mailbox. So that's that's just the I think it costs \$40, you know. Um, can I interject just something here that we have had trouble in the package department, you know, trying to get the case to work with the weather. Dana just went and shot some graphite in, and they worked fine. Um, I don't know that it's a big thing that we have to get with the post office or something.

00:32:33:09 - 00:33:03:15

Maybe somebody can go around and just squirt some graph either. I think that's a good solution. But if you're actually talking about them having to, we keep those within a lock and keys. We can't. No no no I don't get involved. But I don't think that that's what we're the issue is I think the issue is, is those keys are so hard sometimes. And then but it also I think is that some maybe the work they don't lock when, you know, when you close and they're supposed to automatically lock.

00:33:05:22 - 00:33:11:18

I guess we should go and maybe check the at the mixer.

00:33:11:20 - 00:33:41:28

Is there any violation to putting the proper material that I could find out for the post office what it is? If they have some kind of a USDA approved. Um, but graphite is typically what you used in a case law, and they've been sitting here for ten years in the weather. I would think that a homeowner could go over. I could volunteer to do that. Just shoot the hockey box with a little bit of graphite that could. I don't think it would hurt anything, so I would offer to do that. If it works.

00:33:44:11 - 00:33:58:28

I think that's perfectly fine. I don't I mean, I think we don't need to get anal. My issue was that we had no physical keys and we could not get into the box. And that's why I think it's complicated.

00:33:59:12 - 00:34:00:17

So I'd like to. Yes.

00:34:01:03 - 00:34:09:04

I think Did you know? Morgan's holding up the sign says no graphite. I think he wants to know. He doesn't want his box sprayed with that.

00:34:10:03 - 00:34:10:21

Okay, okay.

00:34:10:23 - 00:34:18:11

I put graphite ten years ago in the locksmith told me, not the locksmith told me. Do not use graphite.

00:34:18:29 - 00:34:19:14

Okay?

00:34:19:16 - 00:34:20:01

Okay.

00:34:20:03 - 00:34:20:21

Thank you.

00:34:21:27 - 00:34:28:06

Morgan. We'll double check that before we do it and just say bye. I, uh, Mr. Butler, um.

00:34:28:08 - 00:34:30:24

I can tell you what he recommended.

00:34:31:24 - 00:34:33:13

What did he recommend?

00:34:33:22 - 00:34:40:09

He recommended to me to use a lubricant called Houdini. H o d I n I.

00:34:43:13 - 00:35:13:14

Okay, we'll check that out, Mr. Butler. Okay. And he also, Mr. Butler provided, uh, a the location where if we have to buy parts for the box where we can purchase parts, I'd say when we talked about this, we just have to figure out is that USPS box? If it's our box, how much responsible. And if we got to work on it, then we got to deal with the postal. Because postal owns a box and their responsibility.

00:35:13:16 - 00:35:17:26

So there could be a bit of the lightning.

00:35:18:11 - 00:35:20:03

Struck by this, uh.

00:35:20:26 - 00:35:21:11

Maybe.

00:35:21:20 - 00:35:23:12

And go from there.

00:35:23:14 - 00:35:24:01

Yeah.

00:35:24:10 - 00:35:31:21

So I would ask Dan to do that and then I'm going to volunteer that.

00:35:32:10 - 00:35:40:18

They need a new key and the strings that automatically closed the box, the partial lockers are broken.

00:35:41:25 - 00:35:42:13

Okay.

00:35:43:14 - 00:35:44:05

So.

00:35:44:14 - 00:35:46:07

Um, okay.

00:35:46:18 - 00:35:48:21

You can get them on the catalog.

00:35:51:15 - 00:35:52:02

All right.

00:35:52:21 - 00:36:01:13

Okay. Well, we got more information on that. Thank you. Uh, so what I'd like to do is go on to my next topic.

00:36:02:13 - 00:36:02:29

Go ahead.

00:36:03:14 - 00:36:19:29

We need somebody that's going to do it. I mean, we talked. We were talking about it. But who is going to actually see what's involved in getting the spring? Is that is that okay? So, Dana, you'll take care of that. Is that what you're saying?

00:36:20:03 - 00:36:51:23

They know purchase the Houdini or the locksmiths here locally. You can lubricate them. We see what happens. I think Liz is going to check with USPS to make sure we know what they won't allow. And then we'll put a plan together for you guys to put a plan together. Okay, so that's that. There's nothing else on landscaping. I want to go on to the ACC. I do have a little bit of a report I got to remember.

00:36:52:03 - 00:36:54:02

Uh, but did you have anything?

00:36:55:08 - 00:36:55:23

Uh.

00:36:57:14 - 00:36:58:06

No.

00:36:58:10 - 00:37:26:18

We still have one house under construction. Um, we still have one house that is a finished construction this last year. And once their fence is up, we'll be able to get their deposit back to them. Um, they're working on that as we speak. Uh, things have been looking pretty good. Most people have taken down their Christmas decorations now. Uh, so we're getting close to the time that those need to be down. Um.

00:37:29:00 - 00:37:59:06

The ACC has kind of been working on trying to get all of our documentation correct and updated, and Liz has stepped into that chairman for us. And so, uh, actually, Liz and I are going to be working together. We'll be coordinating with you to get Susan involved and to try to get by our documents after a year, uh, updated and and ended the system for all homeowners.

00:37:59:08 - 00:38:01:05

So that's about where we're at.

00:38:01:17 - 00:38:02:06

Excellent.

00:38:04:21 - 00:38:14:11

Excellent. Okay, so my two things have happened this afternoon. I spoke with Chris Rayburn, who's building the home right now.

00:38:14:13 - 00:38:14:28

Right.

00:38:15:11 - 00:38:47:27

Uh, they've run into a problem with a vista, a vista. Well, you know, the property technically was going to be fed by, uh, up above. Ocarina of Vista won't touch it. So then they got to looking, and there is not a gas line that's directly in front of his house. It stops, uh, uh, down around Jeff Brooks home, which is below, uh, Laura Wilson's home, which is below where Chris is filming.

00:38:47:29 - 00:39:28:17

And they said that's where they were going to have to run, and they were going to have to dig a ditch. And Let's try a Vista win. Chris had to dig it and prep it. Same thing Vista told us when we end up repairing Karina. Um, Chris got back to me this afternoon, and evidently there is another line that's closer to Andrew Wilson. And you're wrong. I think it's dead end that they realize that they could attach to, but it's Chris's responsibility to get the plumbing correct.

00:39:28:25 - 00:40:09:09

He's looking into, uh, core drilling to try and get underneath the rope without damaging the rope. But they may have no choice but to go trench for a vista. Uh, so he's going to get back to us. He thinks it's going to be a month before they can even get started with the Vista Because of certain criteria that the House has to be ready for. Uh, but he's talking to the city about, uh, if there's a required permit working with the Vista, uh, going across private property, which is our homeowner's.

00:40:09:19 - 00:40:15:17

Uh, but he's checking all that out, uh, to get back to us. But it's the only way he can get gas.

00:40:15:24 - 00:40:17:02

Uh, does Laura have it?

00:40:19:11 - 00:40:22:02

I don't know, Laura. Are you on, like.

00:40:24:18 - 00:40:25:17

I mean.

00:40:26:03 - 00:40:26:18

I don't.

00:40:26:20 - 00:40:28:11

Know. Yes, I have gas.

00:40:28:25 - 00:41:03:23

Okay. Well, wherever she. She must have. Vista told him that the line is down below her, so they probably can't go off more if they have to go down to the end of the line. But now it looks like they're going to cut across the street, which is easier either way. The street is going to have to be cut, and he's hoping he can come up with it and he's having to pay for it. So he's hoping that core drilling not only would avoid the cost of asphalt for him, but track.

00:41:04:14 - 00:41:09:11

Is it a vista responsible to bring it to his home?

00:41:11:19 - 00:41:20:05

Evidently, that's not there. So they were originally telling him he had to dig a ditch and \$12,000. Yeah.

00:41:20:11 - 00:41:23:21

So it's not our responsibility. Okay.

00:41:24:06 - 00:41:31:25

Yeah, yeah. The developer and a Vista set up the lines. It wasn't the homeowners that set that.

00:41:31:27 - 00:41:39:02

But, yeah, I just don't understand why they're not responsible to bring it to wherever his entry point is to his own.

00:41:39:12 - 00:41:40:29

Yeah, that makes that one.

00:41:41:11 - 00:41:42:00

Yeah, that's.

00:41:42:02 - 00:41:42:27

A good question.

00:41:42:29 - 00:42:12:08

But he felt the same way. But this is what it's happening. So he's the main thing is he's going to we just need to be prepared in case I said, just send us an application and say, yep, I'm prepared to get a permit. Here it is. Uh, here is the date. They said they may have to block the road off for a day or two, uh, without traffic. But he has no choice, and he's going to let us know. So we can.

00:42:12:16 - 00:42:17:07

See kind of going all electric. I mean it, huh?

00:42:17:09 - 00:42:17:24

Yeah.

00:42:17:26 - 00:42:19:26

Yeah. I mean, seriously.

00:42:19:28 - 00:42:26:16

That I don't know. So anyway, that's something coming down the pipeline. Um, and, uh.

00:42:26:27 - 00:42:28:25

I can make a comment. Craig.

00:42:29:24 - 00:42:30:14

Joanne.

00:42:30:22 - 00:42:38:28

Real quick, when I got my home, there was no gas or the dryer, and I had to run the line.

00:42:39:04 - 00:42:39:24

Okay.

00:42:40:04 - 00:42:45:01

I paid for that out of pocket. It was about, I don't know, 12, \$1,400.

00:42:45:12 - 00:43:13:26

Okay. Got it. Thank you. And, Joanne, I'm your. You're almost up next. So give me just a couple of minutes and then we'll bring you on line about what's going on with the neighborhood watch. Um, but the other item that, uh, we got in the mail from, uh, Susan was a complaint about a home.

00:43:16:20 - 00:43:17:05

Oh.

00:43:22:17 - 00:43:24:00

Great. I'm going to.

00:43:24:02 - 00:43:37:16

Have some deferred maintenance and upkeep. So I gave the board the address, and someone could drive by and see what you think. So that we could decide the appropriate notice to get out. Yeah.

00:43:38:02 - 00:44:04:17

Um, so, David, I'll get you a copy of that. It won't open. I only have her initial, and then it's buried. Uh, but evidently one of the houses. It sounds like paint starting to peel. Uh, there's been a consistent problem of garbage cans being left out, and I think the paint on the siding, there was a complaint about it. Uh, I read it real fast, and I don't see it.

00:44:04:25 - 00:44:09:07

If you need it recent or anything, just let me know, and I can do that.

00:44:12:04 - 00:44:14:12

Yeah. It's, uh,

00:44:16:05 - 00:44:19:05

funds are great, but it's print. So small.

00:44:22:22 - 00:44:26:16

Okay, well, uh, we'll get a copy of that.

00:44:26:18 - 00:44:27:04

Perfect.

00:44:27:06 - 00:44:31:09

Okay, so then we had that, uh, pink problem.

00:44:37:15 - 00:44:41:22

And you guys are working on updating the documentation.

00:44:42:17 - 00:44:58:03

We can save it in minutes. And it's wonderful that homeowners speak up when they notice a problem, because there's 106 different units, you know, so that that is helpful. Yeah. Yeah. Just bringing something to our attention. Yeah, absolutely.

00:44:58:05 - 00:45:28:07

And of course, uh, you know, one of the purpose of an HOA for property value is to make sure everybody takes care of the place, right? You know, and, uh, I don't know what things is impersonal, whether you wash the inside of your windows. I don't know if we get into that, but, uh, when the, uh, lawn starts to be dead full of weeds. Uh, we've talked about lots. That grass are overrun. Paint peeling. Okay.

00:45:28:09 - 00:45:44:22

All those are negative towards our property values. And you're right. Uh, the board can't be inspecting every home every week or every month. And so having input from the homeowner is appreciated.

00:45:44:25 - 00:45:45:22

Very, very much so.

00:45:45:24 - 00:46:09:09

Yes. Okay, so, um, the next item that I want to address is, uh, the Neighborhood Watch. Hopefully people have been seeing a couple of emails that, uh, Joanne has submitted, and there was one that came through today. And it's a little more, I think, disturbing. Joanne, you want to fill everybody in on what you've got going?

00:46:09:18 - 00:46:10:13

Absolutely.

00:46:10:15 - 00:46:43:06

Thank you. Craig. Um, and thanks to all the homeowners that have been so responsive to the emails. I'm I'm really pleased we did have a car, a vehicle broken into, um, Estrada on January 1st. Fortunately, there

was no damage to the car, but a personal item that had significance to the homeowner was taken out of the vehicle. There have also been three reports from Homeowners on Camino.

00:46:43:13 - 00:47:16:02

That there is someone that is cruising the neighborhood at 4 a.m.. Um, he comes in a vehicle. He's got a hoodie on. Um, sometimes he brings a bike, sometimes he rides a bike. But he does check car doors. Um, and so far, you know, I've. I've asked the homeowners if there's absolutely no risk to them if they're able, you know, to get a picture of the license plate if it's light enough.

00:47:16:06 - 00:47:46:24

Um, because I guess he's been checking out mostly Caminha and no one else has seen him. So, um, you know, we have cameras on La Strada. My camera alerts me. I can't see it, but I know, um, my neighbors have cameras that address the street, so hopefully, um, at some point, we'll catch this guy, but he's been frequenting the community for at least a couple of months now. So.

00:47:47:22 - 00:47:50:17

Joanne, have the police been notified?

00:47:50:29 - 00:48:24:23

Yes, but the problem is the police can't do anything until he does something, until we catch him doing something. Um, and I will tell you, MPD and the dispatchers know me, and they're great when I call. I mean, I hear stuff going on down at the park, and I'll call and let them know, and they'll check it out and get back to me. But the problem is, you know, we know this guy now is coming around, but unless he gets into a car and someone sees it, there's really not a lot they can do.

00:48:27:09 - 00:48:41:12

We have a great officer that that works our area. You know, they're they're assigned by grids. And we have a great young police officer that works this area. So I think we're very, very fortunate.

00:48:42:28 - 00:48:43:17

Okay.

00:48:44:06 - 00:49:00:28

Excellent. Well, you and I have talked ever since I kind of got involved. And I think neighborhood watch is not only important, but I think it's a great way for the community to, uh, uh, kind of draw them together as one.

00:49:01:11 - 00:49:11:03

I have a question. Can I ask a question of Joanne if I see a partial locker wide open with partials in it? What do you want me to do?

00:49:12:06 - 00:49:30:21

Um, you know, what I'd suggest is, you know, certainly feel free to reach out to me or, um, you know, one of the one of the board members, somebody that's around. But what I would say is, you know, if it's open and we're worried about it being vandalized, then.

00:49:30:23 - 00:49:33:23

I'm concerned about the partials being stolen.

00:49:33:28 - 00:49:58:24

Right. That's that's what I'm saying. And the question is. And I'm happy to check we're going to be checking with the postal department anyway. But is there any issue if another homeowner takes the contents out of the mailbox and puts a note in there and lets the homeowner know, um, or sends an email to that homeowner? But I certainly think that would be appropriate if.

00:49:58:26 - 00:50:16:14

I don't want to put my hands on someone else's partial, it's not mine. I'm not touching it. But if I lock the the the car's partial locker door and the keys stuck, I don't know how the the owner of the parcel will get it out.

00:50:18:17 - 00:50:28:24

You know, that's that's a question. And I think it appears the board is, you know, addressing this issue with the mailboxes. But, you know, I would say.

00:50:29:08 - 00:50:33:03

I have complained about them for the last ten years.

00:50:34:00 - 00:50:34:23

Okay.

00:50:35:18 - 00:50:43:14

Well, let's. So what I'd like to do is keep rolling on. We're definitely going to look into the mailboxes to help that issue out.

00:50:43:16 - 00:50:45:04

Time is of the essence.

00:50:45:24 - 00:50:48:12

Yeah. If there's anything I can do, let me know.

00:50:48:28 - 00:50:50:10

Okay. Thanks, Joanne.

00:50:50:13 - 00:50:50:28

You're welcome.

00:50:51:00 - 00:50:52:20

Thank you. One other thing.

00:50:52:22 - 00:50:53:28

Yeah, because you're up next.

00:50:54:12 - 00:51:01:13

Joanne and I were talking, and we have a question, maybe, Susan, that, uh,

00:51:03:09 - 00:51:16:10

all issues are supposed to go to AMS. Correct. Complaints. And it. Okay. So what do we do when something is after 5:00 on weekends?

00:51:18:08 - 00:51:36:17

The parcel issue. Um, you know, if you notified somebody as a neighbor, I would just take it out and go and deliver it to the person and just say, I was concerned because the door is open. Or Find out who it is and let them know. But

00:51:38:15 - 00:51:51:29

who do we notify? There's a sprinkler shooting at 5:00 and the system is turned off. Who gets notified if we're supposed to? If we're putting out that, everything goes to AMS.

00:51:52:11 - 00:52:17:09

So, Susan, um, to bring you up to speed. Uh, Judy has volunteered to be a communication kind of hub for the community. And, uh, in certain work hours, there's a process. Sort of. But this after hours, how can she help address that? So.

00:52:17:18 - 00:52:21:16

Yeah. So if someone calls in, there's an irrigation line. That's that's.

00:52:21:21 - 00:52:55:28

You know, a geyser. Uh, we would just look up on the pi sheet and call out the company that takes care of the irrigation. Same thing with after hours. It'll prompt you on the on the main line. If this is an after hours emergency to please press whatever button and it'll take you to our live, uh, on call operator. And then they dispatch the manager that's on call, and they're on call for all the different properties, and they'll just pull up the pi sheet and they'll call out the, um, the company that is that does it.

00:52:56:00 - 00:53:10:15

Now, if they don't have an after hours of emergency, uh, then we'll have to. We would have to talk about that. Most landscape companies do, but I think we would have to make sure that they do so that we have that information.

00:53:12:09 - 00:53:12:24

Right.

00:53:13:00 - 00:53:20:28

So that's something that if you decided if we work out where you want to communicate after hours, we could have them

00:53:22:14 - 00:53:23:17
contact you guys.

00:53:23:24 - 00:53:28:03
What about when the beers were in our tree and.

00:53:28:05 - 00:53:31:04
Well, there's nothing that management can do for the bears in the tree.

00:53:31:27 - 00:54:05:04
But I'm saying that, um, you know, we because it was our house that and we were away and my sister in law said, what do I do? And so the neighbors all got together and put him. But that's something you might want to put out to the neighborhood, is that you want to be careful walking on less than because there is a cub up in the tree, and we don't know where the mother bear is. That's not that's something that has to go out now.

00:54:05:19 - 00:54:28:00
And that would be something that with Joanne. Yeah, we would put out um, we noticed that somebody is going around suspicious, kind of checking out entryways or checking out cars. That is it something that we would send to you because it's it's a needy in the area.

00:54:28:02 - 00:54:29:27
So you send that out. Yeah.

00:54:30:07 - 00:54:43:26
That's. So that's what I'm wondering is how do we instruct people to contact AMS and then in some instances, maybe contact me so that it could be dealt with.

00:54:45:21 - 00:55:06:21
So I would say that if it's after hours contact you and, and we'll just give that information out to the owners and then they can put that in their, in their information so they know that, you know, Monday through Friday, 8 to 5. We call AMS anything after that we call this is where we call.

00:55:06:23 - 00:55:23:20
And if you if you said you, you have a system for handling that. But I'm I'm not I'm not saying specifically after hours. I'm trying to say that when you have a situation that comes up that the homeowners need to know.

00:55:25:12 - 00:55:25:27
Yeah.

00:55:28:00 - 00:55:35:09

Um, yeah. I guess you just have to let me know when you want us to refer owners to you guys. For what sort.

00:55:35:11 - 00:56:00:13

Of such an immediate problem? Do what you do when you call the medical people, they'll say, if it's an immediate problem, dial 911. If it's not an immediate problem, you can call the emergency dispatch, which is at (541) 770-4784. If it's a bear cub, call the call the emergency non-emergency dispatch and they'll deal with it.

00:56:00:15 - 00:56:28:17

Yeah, I think that that there's probably even a wild, uh, fish and game that you could call for that, that you could publish for owners. Uh, I think you need to make sure that they're calling directly to who they need to get the help versus sending something to you or to EMS and not know and then have to wait to hear. And it's just quicker if they go through. So I guess we have to just kind of take a look at what it is that they should contact you.

00:56:29:10 - 00:56:30:21

That's something we can work on.

00:56:30:24 - 00:56:33:03

Yeah. Yeah, definitely. Okay.

00:56:33:05 - 00:56:38:26

Thanks. Yeah. Some notification. Because you are one of me. No, I will not get called.

00:56:39:03 - 00:56:40:09

Yeah. Yeah.

00:56:40:15 - 00:56:45:16

But, you know, we can put out a list. If you see this, this is the number to call and.

00:56:45:18 - 00:56:46:21

Yeah, exactly.

00:56:46:23 - 00:57:18:20

People could just have common sense. You know, like Mr. Butler said, you got your share with me. It's not. You know. It's not, Dana. Uh, you know, it's, uh. And if you. That's who you call if we got a sprinkler head or something. It's actually maybe a part of the community. You know, maybe a tree that's fallen over the fence, that's fallen over, you know? Then it goes up to EMS and then gets drafted to you.

00:57:18:27 - 00:57:22:21

And, uh. But, yeah, let's keep working on that.

00:57:22:23 - 00:57:51:23

Greg, if I can say something real quick in Judy and I spoke about this, there is something a little bit different about Neighborhood Watch and the reason that people are comfortable reaching out. To me, it's like it's a little awkward if someone's animal was shot and killed, to reach out to someone that isn't part of the community and you know, that's something that needs to be responded to immediately. So we're protecting our other homes.

00:57:51:29 - 00:57:53:20

Shoot my bear cub.

00:57:55:29 - 00:58:04:10

So, um, so let's let's think around that. We'll try and smooth it out a little bit, um.

00:58:04:18 - 00:58:07:27

And then get something out to the owner. So everybody is on the same page.

00:58:07:29 - 00:58:21:16

Yeah, yeah I agree. And, uh, Judy, uh, you also been doing our newsletter. Uh, you got any questions or things that you're thinking about that the board needs to help you with?

00:58:21:18 - 00:58:31:12

Uh, am not. So far. Okay. Um. Probably February. I'm going to be going quite a bit at the time, so there won't be a newsletter for me.

00:58:31:27 - 00:58:33:21

Okay. Okay.

00:58:36:06 - 00:58:39:23

And it sounds like you have a great trip. Great trip.

00:58:41:10 - 00:58:45:25

Okay, so now I want to continue. Um,

00:58:47:16 - 00:59:15:03

so we did that. We did that, uh, update on carino. I only got two items. Uh, one. Uh, there's nothing from the attorney yet. Nothing new. Um, that I can share publicly. Nor is there any reason for me to have a executive session. Uh, things are kind of where they were, so nothing new I can add there. Uh, I will say that, uh.

00:59:15:05 - 00:59:16:11

You got the cover.

00:59:16:13 - 00:59:52:01

Yeah. So, um, a few weeks ago, Southridge did start to cover, um, their hillside. Uh, winds came up. They had problems. Dana sent them an email to let them know. And I was up there, uh, this morning, uh, after they repaired it. And it looks like it's really. Well. And thank you for letting them know. And they responded, and, uh, it was in good shape this morning. Um, and then relayed to the sheathing, uh, we were prepared.

00:59:52:03 - 01:00:23:02

The board already had approved for, uh, the HOA to pay for protecting, uh, carino down to the edge of our property, which is kind of awkward because our property has slid down the road a little bit. So, anyway, uh, we had set up with Robin Warren and, uh, Grant Rider Construction, uh, with the plan on how to do our side, but we're going to do anything till Southridge did theirs.

01:00:23:13 - 01:00:54:28

Uh, once they got started, I notified uh, uh, Grant writer, and he started to schedule at employee injuries. So he didn't get started as fast as he would like. But they do need a little bit of lead time. They did start on it, uh, this morning. Uh, I went up and talked with young man, showed him what we were talking about, and making sure it gets stretched tight. Uh, he's saying, uh, like blue tarp with fiber.

01:00:55:08 - 01:01:26:00

Uh, so it's a strong tarp. Uh, and so he's covering from almost, uh, Matthew's property where it's not damaged all the way across, uh, uh, kind of, uh, almost down the electrical box. When you run out of it's 120ft of tarps that they have, uh, and they're covering to have the water run off under the sheeted hillside of South Ridge.

01:01:26:16 - 01:02:01:17

They're aware that rain could cause some sagging. Uh, Grant said once they get some rain, they're going to go up and inspect what they've done to make sure they don't have to reinforce it more than they're doing. Uh, I probably will get up and see if he got finished tomorrow. Uh, but, uh, his name was Casey. Nice young man. Uh, he showed me how he was going to anchor, and, uh, it all made sense. I just had to shift the tarp closer to Matthews and had another tarp to cover a bigger area.

01:02:01:19 - 01:02:09:24

So that is almost done. And I wanted to bring people up to date with that. Um.

01:02:12:12 - 01:02:30:19

Although we'd already approved via emails. uh, office expenses that I have for toner and our printer for 2025. And Dana had expenses with Judy for sending out, creating the flyer that your group put together.

01:02:30:23 - 01:02:31:23

Was already approved.

01:02:31:29 - 01:02:38:28

Yeah, it was approved, but now we never officially stated it. So I just want the board to.

01:02:41:10 - 01:03:00:01

Under minutes to approve the payment, which is already gone out. We're just putting in the minutes. You haven't got yours yet. Okay. Susan, can I push you to check on, uh, Dana Henderson's, uh, expense report? It went out December. I got my check,

01:03:01:27 - 01:03:12:27

and, uh, I don't have my note in front of me. It's like \$397 off memory. And if you need to have me send it out again, uh, just let me know.

01:03:13:07 - 01:03:14:22

Okay? I'll check on it. Yes.

01:03:14:24 - 01:03:15:16

Okay.

01:03:15:23 - 01:03:28:18

So, uh, a motion that, uh, for the records that we approved, uh, payment, uh, to Daimon myself for office, uh, supplies.

01:03:28:23 - 01:03:30:17

Make a motion that we approve.

01:03:30:19 - 01:03:31:04

Okay.

01:03:31:27 - 01:03:37:12

Second. All approved. Approved. You good with that, Andrew?

01:03:37:17 - 01:03:42:01

I, I raised my hand and realized you couldn't see me. I.

01:03:43:25 - 01:03:51:24

Yeah. Uh, iPad doesn't have that option yet. Okay. Uh, so we did that.

01:03:54:09 - 01:03:54:24

Uh.

01:03:57:23 - 01:04:31:00

Okay. So next thing on my list, and then we're going to open it. Uh, for homeowner input. Uh, and I'll explain more about that in a minute. Uh, but, uh, Joy. Right. Uh, has officially resigned as a board member. Uh, effective the first of the year. So, um, I personally, I don't think we ever think Doug Dull or Mark Wilson joy, right.

01:04:31:05 - 01:05:02:12

You know, uh, and Ed Guerrero, the people that, uh, put their hands up and got voted and had no idea the can of worms that they were handed. Uh, and on behalf of the homeowners, I really appreciate the time they were willing to spend. Not to say that I don't appreciate the time you guys for spending, but they're past and gone. And I just want to be on record that the homeowners, uh, should be grateful that they did step up.

01:05:02:20 - 01:05:34:13

Uh, because none of us had a clue what we were getting into. So that leaves us with four board members. Uh, we're still haven't got any volunteers, but we'll continue to look, uh, for a fifth board member. The only shortcoming will be we have four members. As long as we have a 3 to 1 vote. We're fine. But if we should be split in two and two, that's where whatever we have to decide on, it's going to get delayed until we have a fifth board member.

01:05:34:27 - 01:05:57:25

Uh, what's coming down the pipeline and what we've talked about individually, I don't foresee this being an issue, you know, but that's the one shortcoming of having an odd number. And that's another one of my goals is for this year to continue to figure out how to get more people involved. Uh, and

01:05:59:24 - 01:06:26:05

we're getting a good group of people, but we need a few more people willing to get on the board. You know, like Judy, Liz and Andrew, uh, held their hands up. Uh, and especially if this was going to continue down the road. We need fresh blood. Okay. Is there anything about board members that anybody.

01:06:28:03 - 01:06:28:18

Nope.

01:06:30:11 - 01:06:34:11

Okay. Okay. So how many homeowners do we have on line?

01:06:34:13 - 01:06:36:12

So 11.

01:06:36:18 - 01:06:49:06

Okay. So what I want to do is let everybody know that I'm going to open up for homeowner comments. Uh, it's three minutes per person. And please

01:06:50:22 - 01:06:52:04

take three minutes.

01:06:52:16 - 01:07:03:18

Craig, I'm sorry to interrupt. Before we get the open forum, did we ever vote? Do we need to and have we yet voted on the, uh, collection resolution, the policy.

01:07:03:20 - 01:07:07:23

That. And you also have approved Camino entrance Landscape.

01:07:07:25 - 01:07:14:11

Yeah, I glanced over that. We talked about the Camino entrance. That's already been done. That was an old note that we did.

01:07:14:13 - 01:07:18:25

Oh, gotcha. Okay, I'll just put that. That was. Yeah. Okay.

01:07:18:27 - 01:07:29:18

And then. Thank you. Uh, Andrew, about that. So, uh, Susan sent a copy of, uh, a.

01:07:31:19 - 01:08:03:19

Collections policy. Uh, and the reason that we're going to that is the collections weren't happening. Some of these have been back years, and we've talked to citizen about since we've set up a policy. And then it'll just happen on our end when they reach this point. There's a line on the property. When it reaches this point, we send it to your attorney. We already have the attorney. I've already had met him last year. Got everything lined up, but the legal processes were falling into place.

01:08:03:21 - 01:08:18:06

So what this policy is going to do is give us the guidelines, and it's the same guidelines that it's used by another, uh, homeowner's association. Um, and then

01:08:19:23 - 01:08:39:00

at the end of the month, like she sent this here's what's going on. You now have, uh, five people behind. Uh, three have been notified as delinquent. Uh, two have had a lien once gone to the attorney, and it just will happen. And, uh, so that's the reason for the policy.

01:08:39:02 - 01:08:40:16

We get a copy of that?

01:08:40:18 - 01:08:43:28

Yeah, I gave that to, uh, at our education.

01:08:47:18 - 01:08:57:03

And also that, uh, once you adopt the resolution, it goes a copy goes out to a homeowner, so they know what's going on with it as well, so they know the process.

01:08:58:21 - 01:08:59:06

Okay.

01:08:59:08 - 01:09:02:05

So the change to the declaration.

01:09:02:23 - 01:09:09:19

No, it doesn't change the declaration it follows in suit with your governing documents. It just makes it simplified for everybody to read it.

01:09:09:21 - 01:09:15:14

So there's no change to the governing documents. This is just a dummies guide to Linz.

01:09:16:21 - 01:09:17:12

Yes.

01:09:18:00 - 01:09:19:25

Dummies guides to Linz.

01:09:20:23 - 01:09:51:02

Okay, um, the only thing. Uh. So anyway, yes, it's a policy that we set. We're not amending, changing, uh, our bylaws or anything like that. We're just trying to get these collections. One of the late collections, Celine, come to find out, had been started in 2018 and a letter had been sent out and qpm the declarant.

01:09:52:09 - 01:10:18:24

By the time it got to us, we were unaware of the process and what had been done. So fortunately I was able to find the old documents in that hard drive that I gave David. And then working with Susan, we have the process. So that's what we're trying to clean up. So we don't have \$10,000 in the rear, you know, \$3,000 in the rear. Uh, and uh, so

01:10:20:20 - 01:10:47:24

as far as the wording of the policy, I'm myself assumed that if this was a policy that was designed by a property management and used by another, I'm not going to try and rewrite it and make a suggestion. I looked at the numbers and they all looked fine. The only change that we would need, Susan, is, uh, I think I sent you a copy of mine. If I didn't, I'll send it again.

01:10:48:09 - 01:10:59:14

You have it yet? But if you want to send that to me, and then I'll. I'll, uh, get the draft. Uh, I'll get it all updated. Get it back out to the board. Uh, and then, uh, it can be signed.

01:10:59:16 - 01:11:00:01

Okay.

01:11:00:09 - 01:11:02:00

So I've been the secretary.

01:11:02:02 - 01:11:08:04

I went ahead and did word edits, and I've got Bella Vista and all that changed.

01:11:08:06 - 01:11:08:26

Okay.

01:11:08:28 - 01:11:22:02

Um, the only items that I want to let you guys take care of is which article or event, because that obviously was not our bylaws.

01:11:22:04 - 01:11:28:27

Yeah, we'll we'll do all of that. We have a team that that does that and they proof it all and make sure that we haven't missed anything.

01:11:28:29 - 01:11:39:09

Okay. Well what I send you I've highlighted that part, but don't guarantee I didn't miss one item that you should be addressing. But I changed everything else. Okay, so if.

01:11:39:11 - 01:11:41:24

You could you send that because I don't have that from you.

01:11:41:26 - 01:11:50:03

Okay. I will resend that. Uh, tonight or tomorrow morning. So everybody's good with us starting the policy. Okay.

01:11:50:05 - 01:11:50:22

Yes.

01:11:51:00 - 01:11:59:28

All right. And so we don't need to really approve anything yet until we get the draft back. And then we will do a final approval.

01:12:00:07 - 01:12:00:28

Yeah.

01:12:01:00 - 01:12:02:07

Okay. Yeah.

01:12:02:09 - 01:12:02:24

Okay.

01:12:03:06 - 01:12:34:06

So that was that. Okay. So anyway, getting back to the open forum, uh, have an open forum. Uh, please keep it to three minutes. I'll be timing everybody. Trying to be fair. Uh, I may have an answer. Judy might have an answer after you spoke. Uh, or we may just have to table it until we can find out more information, because we may not have that answer. Uh, I think depending on how many people are going. Um, it's a really simple answer.

01:12:34:15 - 01:12:57:17

I might ask somebody to respond with the, uh, the homeowners online. If it sounds like they're going to be more detailed, I'm going to make notes. We'll listen to everybody and then see if there's something, uh, that we can respond to. Uh, but until I hear the questions, I don't know how we're going to handle it. So at the moment, I now would like to

01:12:59:05 - 01:13:12:03

open the floor to the homeowners that are on zoom for any comments questions. And that's I leave over to you, Susan, because I just get to see your lovely face. I can't believe.

01:13:12:05 - 01:13:12:20

It.

01:13:12:24 - 01:13:14:12

And thank you for that.

01:13:15:07 - 01:13:29:02

Uh, anybody on zoom, you could just raise your hand. There's a little. It says raise hand at the bottom. Uh, or you could raise your hand if I. If you've got your picture, most of you don't have your, your camera on, so. And then we'll just call as we, we go as I see the. Hands up.

01:13:31:03 - 01:13:33:18

Okay. Mr. Butler, you've got your hand up.

01:13:33:20 - 01:13:48:06

Yes. Um, the board needs to comply with bylaw six for B books and records. Rules for inspection. The board shall establish reasonable rules. Blah blah blah. That's bylaw six for B.

01:13:51:03 - 01:13:52:00

Thank you.

01:13:53:02 - 01:13:55:23

I have a question for Andrew Wilson.

01:13:58:14 - 01:13:59:09

How can I help?

01:13:59:15 - 01:14:04:18

Yeah. What? What's our method of accounting or basis of accounting?

01:14:06:20 - 01:14:09:09

I'm not sure what you're asking me. Like I said, okay.

01:14:09:27 - 01:14:12:05

There's a cruel. And then there's cash.

01:14:12:13 - 01:14:14:00

It's a modified accrual.

01:14:14:02 - 01:14:16:29

Yes. Um. Um.

01:14:17:21 - 01:14:18:08

That's about.

01:14:18:10 - 01:14:19:03

It. That's a good.

01:14:19:05 - 01:14:22:14

Question. I appreciate you letting me answer, but go ahead.

01:14:22:19 - 01:14:26:21

Well, you asked me what's what it was, so I said cash or accrual.

01:14:27:26 - 01:14:28:20

No, I.

01:14:28:25 - 01:15:01:08

Do you want to. Look, I would just move on. Okay. Okay. I asked you, and you said you didn't seem to know what it was I was talking about. Um, as we we have never actually filled out a value in line 24 of the form 1128, which you fill out for our tax returns. Um, why? Um, why did the board decide to change to 1120 tax form instead of using the 1128, which we've used since 2015.

01:15:02:02 - 01:15:04:25

I don't know the answer to that. Susan, do you have any?

01:15:04:27 - 01:15:07:26

No. Well, everybody voted unanimously for that.

01:15:09:10 - 01:15:14:02

Okay. I'll have to look as to why, but whatever we have.

01:15:14:13 - 01:15:30:01

Um, you also voted for some IRS resolution. I forget the actual number 706, something which does not apply to 1128. As you all know, 1128 is a one page form which is simpler than 1040 is yet.

01:15:30:03 - 01:15:30:18

To be.

01:15:30:20 - 01:15:38:07

Voted. And we had that thing on the bottom to resolution. Resolution on the bottom. Isn't that what.

01:15:38:09 - 01:15:45:08

Yeah, that's what he's referring to. And he's asking about how how you file your taxes. We can look at that and see what.

01:15:45:15 - 01:16:01:11

We do because it's already decided. You know, we've been filling out 1128 since 2015. You can see examples of the previous tax returns all the way up to 2023, which I don't think we've filled out. It's certainly not on the AMS portal.

01:16:02:06 - 01:16:17:15

So I'll fill in a mr. Butler on the tax returns. It has been done 2324 but you can't see it because that didn't get transferred to EMS. So that will be from 2023.

01:16:17:17 - 01:16:19:28

You've had a whole year to fix that.

01:16:20:04 - 01:16:34:26

No. It's been it's been done in whatever forms were used were the 2024 was done by Brewster and accounting here locally 2023 was done by Schmidt Schmidt.

01:16:34:28 - 01:16:39:02

Yeah. No. Yeah. There is no hold on. I may be wrong.

01:16:39:26 - 01:16:46:15

So I don't I don't have that. And, uh, but we've got a couple things if we're going to work on.

01:16:46:17 - 01:16:49:10

Okay. We've got the 2023 from Schmidt.

01:16:50:09 - 01:16:50:24

Yeah.

01:16:51:00 - 01:16:53:01

But we don't have a 2024.

01:16:54:03 - 01:17:03:29

Correct. And it's it's been done. We have. It just had been posted. And that's one of the things I'm working on this year to get all that available to the homeowners.

01:17:04:01 - 01:17:08:10

Because this is 2026. So, um, it's past due.

01:17:09:19 - 01:17:10:10

Well.

01:17:10:24 - 01:17:24:28

2024 was done on time. And Susan to deal with 2025 communication with boosters here locally so that they can file 2025 on time. But it was filed on.

01:17:25:00 - 01:17:27:16

Why do we use accountants to do this?

01:17:30:01 - 01:17:36:17

What will you use accountants to file your taxes. It's a it's easy peasy.

01:17:36:24 - 01:17:39:23

Yeah. Nervous but I'm going to move on.

01:17:39:27 - 01:17:43:07

Yeah. That's what you always do when I ask difficult questions.

01:17:43:09 - 01:17:45:04

We had three minutes, but I was good.

01:17:45:06 - 01:17:49:00

Old president for life Craig Hansen turned out. Craig.

01:17:50:00 - 01:17:56:01

Let me finish. Not one of us is going to put our name on anything related to taxes.

01:17:56:06 - 01:18:00:02

Joy, right? Did she? She signed the last tax return.

01:18:01:00 - 01:18:08:14

We have to sign that for the accounting company to file the report. And I will have to.

01:18:08:16 - 01:18:09:01

Say.

01:18:09:03 - 01:18:17:27

I don't. It's a one page form. It's so simple. We pay \$1,000 for something that you can do. A child could do. Almost.

01:18:18:18 - 01:18:24:13

Okay, Mr. Butler, we're going to continue on to the next homeowner. Um,

01:18:25:29 - 01:18:27:11

who else do we have online?

01:18:27:13 - 01:18:33:05

Where are you going to do? About 6.4 b by law. I want you to comply with that.

01:18:33:08 - 01:18:35:17

Mr. Butler, please. Your time's up.

01:18:35:19 - 01:18:40:12

William. No, it's it's the law. You always brush me off like this every time.

01:18:41:24 - 01:18:47:18

Three minutes. Please. I already told you. We're going to address that. I don't have an answer for you Now.

01:18:47:20 - 01:18:51:14

Just follow the rules, for heaven's sake. Stop fluffing.

01:18:53:16 - 01:18:56:03

Okay, Susan, do we have somebody else on line?

01:18:56:10 - 01:19:03:24

No. We. I don't have anybody's hand up. Uh, or are they showing it on on the on the.

01:19:05:09 - 01:19:13:19

I'll take another three minutes. No, I've got lots of things that you've got to do. When will I was there no organizational meeting.

01:19:13:21 - 01:19:14:07

Thank you.

01:19:14:13 - 01:19:15:24

Thank you. Okay.

01:19:16:06 - 01:19:22:07

So. So, uh. So. So no one. I'm sorry. There is nobody online.

01:19:22:09 - 01:19:22:25

Okay.

01:19:22:27 - 01:19:26:24

Why did our circuitry not write the minutes? And you wrote them? Susan.

01:19:29:16 - 01:19:51:21

So, Susan, uh, that's one of the things that I had on my list that we need to talk about is, uh, in February, once you've closed the books for 2025, uh, we need to have you contact, uh, our accountant down here. Uh, Bruce serves Bruce and associates. Did I do that information?

01:19:52:14 - 01:19:55:25

Uh, I'm sure we have it, but if not, I'll reach out to you.

01:19:56:00 - 01:19:56:21

Okay.

01:19:57:03 - 01:20:07:00

All right. And then we can ask that question. Um, I don't choose forms. I have the accountant worry about what forms are proper.

01:20:07:24 - 01:20:11:00

It's best to have a CPA do your taxes.

01:20:11:02 - 01:20:13:22

No it's not. I do my own taxes.

01:20:13:24 - 01:20:17:02

I give orders. Your time is up.

01:20:17:04 - 01:20:18:07

Yeah. Mark.

01:20:18:12 - 01:20:20:07

Points of information.

01:20:22:27 - 01:20:31:02

Thank you. What a bogus. What a bogus. Uh, you're the 55th management company in ten years.

01:20:31:22 - 01:20:42:22

A local accountant. He does? He was, uh. And, uh, he's been very helpful in the beginning. From 2024, when we got started.

01:20:42:24 - 01:20:46:22

Just like the local lawyer run up a \$33,000.

01:20:46:24 - 01:20:47:14

Okay.

01:20:47:22 - 01:20:48:07

Yeah.

01:20:48:09 - 01:20:48:24

Okay.

01:20:50:12 - 01:20:52:12

Susan, did you have anything else?

01:20:52:14 - 01:20:56:28

Hard to believe. I'm living in the United States of America. It's more like North Korea.

01:20:57:17 - 01:21:07:15

Okay. Uh, I can't mute him permanently. He unmute himself. So good. Mr. Butler, we need to be respectful for everybody that's on the meeting.

01:21:07:17 - 01:21:14:29

Yeah, well, that means you follow the rules and you're not following the rules. This board must follow the statutes to the letter of the law.

01:21:15:01 - 01:21:15:18

Okay.

01:21:15:23 - 01:21:16:14

Okay.

01:21:16:17 - 01:21:17:24

Next time, Morgan.

01:21:17:26 - 01:21:23:14

You talk about showing our ACC putting out observer. You didn't file out the.

01:21:23:16 - 01:21:24:27

Country from the meeting.

01:21:24:29 - 01:21:31:16

Yeah. I make a motion that we remove Morgan from tonight's meeting so we can finish any second, I think.

01:21:31:18 - 01:21:36:08

Oh, yes, I found it. I support that because you're a bunch of Marxists.