**Calle Lejos Homeowner’s Association**

# Board of Directors Meeting Minutes

**June 26, 2013**

**Board Members Present:** Greg Stultz, President; Matt Bennett, Vice President; Marv Colwell, Treasurer; Valerie Eastman, Secretary

**Others Present:** 8 homeowners

**CALL TO ORDER**

Greg called the meeting to order at 6:22 p.m.

**MINUTES**

The Board approved the minutes of the previous Board of Directors Meeting (June 7, 2012).

**ARCHITECTURAL COMMITTEE REPORT**

* Lot 41 is still in the process of converting half of their garage to livable space. They still need to remove 2” of concrete that was added to the garage side, so it can be used as a 2 car garage. The side of the garage being converted has been framed and is still under construction. The owners are willing to comply to the CC&Rs, but have been delayed by finances and scheduling complications. The architectural committee and board will continue to monitor the construction process to assure compliance of CC&Rs.
* Received a complaint about residents playing basketball in their backyard around 1:30am. Resident was told that the police should be called.

### TREASURER’S REPORT

* We currently have $46,000 in reserves.
* 31 residents chose to pay their hoa fees in 2 payments this year.
* We will probably receive $1,000 in the next 6 months from the sale of 2 houses.
* We should have about $2,300 income at the end of this year.
* The water bill has leveled off at about $145.
* We need to have enough reserves to be able to replace the entire irrigation system in the common areas when it becomes necessary. And to repair or replace the exterior wall if/when it becomes necessary.
* Marv renewed our corporate status with the Corporation Commission.

**OLD BUSINESS**

* Regarding barking dogs: this is an issue the hoa or the city can handle.
* Greg asked police to provide more presence in the neighborhood when possible.
* Researched the Block Watch program and it requires more participation from residents than we think we can recruit.

### NEW BUSINESS

* Les installed new landscaping at the entrance on 83rd. He also installed new commercial grade irrigation lines. He also put the entrance on a separate timer than the rest of the common area so it can be watered more frequently.
* La Caille has asked for a financial contribution for legal fees to fight the rezoning request for the land north of La Caille. We will consider a minimal, one time contribution.
* The exterior wall is leaning/cracking in two places. The board is getting bids on making repairs.
* A homeowner suggested that the exterior wall is in need of a new paint job. The board will consider having that done at the time of the wall repairs.
* Tree trimming will begin soon of common areas. Homeowners need to keep trees on their property trimmed according to city standards.
* Reviewed the preferred parking guidelines from the board.
* The annual neighborhood yard sale will be held again this fall.
* We might try to organize a block party in the fall.
* Nominations for new board members were taken from the homeowners present. Jim Balian nominated himself for Vice President. Those present accepted his nomination unanimously.

### NEXT MEETING

The date of the next meeting will be determined at a later date by the Board.

### ADJOURNMENT

Greg made a motion to adjourn the meeting at 7:24 pm.

**EMAIL MOTION on June 27, 2013**

Greg made a motion to increase the hoa fees by 5% in 2014. Valerie seconded the motion.