

Nov 2023 Colonial Gardens Homeowners Association Board Meeting Minutes

11/8/23 held via Zoom at 10:00am

In Attendance:

Aaron Eames & Scott Williams. Kaitlyn Linford (HOA Management)

Absent: None

1. Board meeting was called to order at 10:00am via Zoom Meeting.
2. Aug Meeting Minutes were presented to the Board at the meeting. Minutes were previously approved via email and posted to HOA website.
www.goldenspikerealty.com/colonialgardens.
3. Financials: As of Oct 31, 23 the acct balances were: Operating \$288.97 and Savings \$28,215.26. Owner Balances were reviewed and stated that 4 Owners were behind on dues and 3 Owners needed to correct there monthly payment amounts by a small amount to get caught up on dues. The Account Register was reviewed and noted that the Riverdale City continues to be a high expense to the HOA and further that not all monthly Savings Reserve Transfers were able to take place due to the expense. The HOA has also had 2 leaks this year that has also played a part in the increase of water expense. The latest leak will likely lead to a much higher bill as well. The HOA may have to transfer Savings to pay for the expense. The alternative option is to require a Emergency Special Assessment that the CC&Rs allows. The Board determined that for now the HOA should use Savings Reserve and that if an assessment is needed it will be discussed at the next Annual Meeting. The Board also discussed if areas of landscaping should be zeroscaped to reduce water. The Board discussed that the HOA already has limited green space as it is and would rather keep the green space for curb appeal and look at increasing dues or even doing a Capital Assessment for the expenses vs zeroscape at this time. The Profit & Loss Report was reviewed and noted that the HOA is over budget in the following expenses: Insurance, Landscaping, Snow Removal, Riverdale City & Trash expense and a very small amount with the HOA taxes and electricity. The HOA is currently under budget with the Reserve Transfer Expense by \$700. This amount is hoped to be caught up when dues are increased. All other expense are on budget or under budget.
4. Reinvestment Fee: The Board voted that the HOA reinvestment fee should be increased come Jan 1, 2024. The increased amount was voted in favor to be \$250. This amount meets the CC&R requirements as well.
5. Rules & Regulations: It was reported that there has been some issues with Residents not over filling the trash can and leaving items by the dumpster that the vendor will not pick up. When no one knows who leaves the item the HOA has to pay to have it hauled off, this is an unnecessary expense and Residents need to be making sure that they are not leaving items that cannot be taken by the vendor such as mattresses. The dog mess issue continues to be monitored and is doing better but some mess is still left in the common grounds not picked up. Residents will continue to be reminded to clean up after their pets.
6. Maintenance: Rainbow Roofing is scheduled to complete the carport replacement for units A-I and also fix the storage units roof line A-M. This expense will use the majority of the

Savings Reserve but is also the last of the big repairs the HOA has scheduled for a while. After this the HOA should be able to save with its next large expense being when the roadway needs to be resurfaced which should be 3 years or more out. Kaitlyn will notify the Board and the Owners when the roof replacements will take place. It was reported that the HOA fence was damaged and a temporary repair was made until further funds are available. The remaining maintenance item is to patch one hole in the roadway, this will also be on hold until funds are available next year.

7. Owner/Misc Discussion: A Resident had reported an issue of an odor coming from the plumbing lines and some lines even backing up. The Owner had the lines inspected by a plumber and found that there was an obstruction in the line. When speaking to other Residents in the building, others reported of having similar issues. The Board & Mgmt discussed that each Owner of the building should have their plumbing lines cleaned out by a plumber to make sure that the lines were clear and that they should also be cautious of what items they are placing in the drains as well. Each Owner should be sure to clear from their line to the street to make sure that it is clear for the entire line. It was discussed that each Owner should be given 30 days to have this completed and to show proof when completed. The Board suggested that pricing be given from a vendor such as Draintech as well that Owners can call to have the maintenance completed. Letters will be drafted and sent to each Owner to complete.
8. Next Meeting to be sometime in Feb with the date and time TBD. Meeting adjourned at 10:42am.