

June 5, 2014

Meeting Name: Chateau Park Condo Association HOA Board Meeting

Purpose: Board Meeting

Time: 7:00 PM

Place: Barbara Gray's Residence (Chateau Park's President)

#### Attendees

Barbara Gray: President

Tom Olsen: 1st VP

George Yoshimura: 2nd VP

Robyn Wilson: Treasurer

Nancy James: Secretary

Chad Hill: Golden Spike Management

#### Discussions:

##### Lease for New Tenants:

- Chad has been in contact with the owner of (2334). The owner is aware of Chateau Park By-laws and is leasing to a family member. Chad will follow up, and let the owner know that we still need a lease agreement.

##### Dallas Jensen's Storage:

- Dallas asked Chad if he could have carport 15 instead of 12. Chad agreed, but he still needs to get the key for carport 12 from Dallas. It was also mentioned that Dallas is selling his unit, and that it might be under contract.

##### Neighborhood Watch Program:

- Barbara has been gathering information on a Neighborhood Watch Program from Roy City. Roy City has Chateau Park on their official list to patrol due to the vandalism in the carports and storage units.

##### Private Property Signs:

- It was suggested that we get a big sign as you come in Chateau Park that states Dead End and Private Property. It was also suggested that we put Private Property signs on the fences.

#### Doug's Storage Unit:

- Doug would like to put a double door on his carport for his motorcycle. That motion was denied due to the fact that all carports should remain unified. Doug asked if he could put a manufactured shed in his carport. It was decided to have him bring the board pictures with dimensions. Approval pending upon receipt of further information.

#### Dog and Cat Registration Form:

- A registration form will be put on all residents' doors, and the next billing statement from Golden Spike. All animals must be registered with Chateau Park by July 1<sup>st</sup> after this date any pets not registered will be assessed a fee.

#### Finances: Chad Golden Spike Realty

- Fines will start this month for the unregistered and non-operable vehicles. Chad will also send a letter out for the washer and tires in the carport.
- \$5,600 in the positive for the year. 4 people are behind on their maintenance, and unit (2324) has a lien filled to get the past maintenance owed. It was also brought up that it is taking a long time to get checks cashed. Chad said that his secretary processes them twice a month in order not to be charged fees from the bank. We discussed being able to use Visa to pay maintenance fees, but there are fees associated with it. We decided to leave the bank process the way it is for the time being. Some banks or credit unions have bill pay available with their account that enables them to pay bills without writing a check. This is an option that is available so you do not have to wait for the checks to be cashed.
- George asked about his payment for the power washer for the spring cleanup. Chad mailed the check to one of his son's residents. Chad will follow up about the check. The fifteen dollars for gas used for power washing was donated by George.
- Only one maintenance request was received this month. It was due to the washer drain. Chad referred them to Brownes Plumbing, to identify the problem and if it is an HOA problem Brownes will contact Chad.
- The reserve study is under way. There were some questions regarding the last time roofs were repaired, and when painting was last done. This process takes seven weeks so we should know more by the next meeting.

**Next Meeting: July 17, 2014 at 5:00 P.M.**