

Whittier Estates Homeowners Association Annual Owners Meeting Minutes

Date: Nov 13, 2018

Time: 6:05pm

- Meeting called to order
- The meeting was started by everyone introducing themselves and what lot they own.
- A quorum was established of 63% of owners present or submitted an absentee voting ballot. Kaitlyn from Golden Spike Realty (Property Mgmt) noted that as per the CC&Rs voting on changing CC&Rs requires 75% of owners to agree. Because that percentage was not present at meeting absentee voting ballots would be collected from all owners not present to obtain the vote.
- Kaitlyn passed around a directory to be updated to ensure information was correct. One owner requested that the directory be sent to all owners. It was agreed that everyone present would like a copy. Kaitlyn stated that it would be sent out via email and the only missing information would be of those who have requested their information be kept private.
- 2018 Account Balance sheet was discussed with \$1686.02 in the Checking account, \$500.00 in the Savings Reserve giving an Asset total of \$2186.02.
- Kaitlyn discussed that as per the CC&Rs HOA Fees are collected quarterly in the amount of \$150.00 per lot. Due dates will be Jan 1, April 1, July 1 and Oct 1.
- 2019 Budget was discussed and noted that as it is a new HOA the budget will most likely change, especially as the other phases are recorded and sold. The Budget does provide a basic overview for the next year. Kaitlyn stated that currently there are not a lot of expenses for the HOA but it is important to collect funds for when expenses begin to come in play. Kaitlyn stated that often times developers don't charge HOA fees right out of the gate and then end up in trouble down the road when repairs are needed for common areas or when Reserve fees are needed. While exterior and lots are owner responsibility there will still be expenses for the walking trail, detention pond, light posts, association fence line, retention pond, etc. An owner asked about the retention pond. Board members (Blair and Wyndell) discussed that the detention pond is still being determined what materials will be used. Some ideas include water and grass or some sort of a rock material, but at this point it is not decided.
- Discussion opened up about possible water issues that could occur at the Association. Board stated that when living on flat ground you should always prepare for water. An owner asked if they could hook a sump pump hooked directly into the storm drain. Board stated that the County doesn't allow that but they do allow for it to be temporarily run out to the curb.
- Discussion on Walking path. Board drew map and stated they are hoping the walkway will go into phase 4 off the roadway so that it won't go behind people's homes. This is still up for discussion. Another owner asked when phase 4 would be done and the Board replied that phase 4 could be done and ready for building by as early as next year. Another owner asked where they could find turn around records and the Board stated that they can all be found at the county for anyone who wants a copy.
- Owner asked if the light posts are necessary and why they are on all night? Many agreed that the lamp posts are very bright and take away from seeing the night sky. Board stated that the Light posts are mandatory as per the County and that they are on all night. This is a safety requirement from the County.
- Discussion on Barn exterior. Owner requested that there be guidelines in the CC&Rs for Barns to be built. Currently there is a section on exterior of the home but no guidance of barns or outbuildings. Owner requested to allow metal siding as a material. Other owners had concerns that it wouldn't look right but it was explained that the Board still has final say and would be responsible to ensure that the materials are within keeping of the rest of the Association. Barns also must meet county requirements with location. Owners agreed that metal siding would be allowed to use and that official wording would be discussed with Attorney. After wording was done Kaitlyn will distribute to all owners to vote on via electronic vote.

- Voting Ballots. Each section was discussed. Prior to voting the following changes were made to the voting ballots: 8.3A include stucco as a material. Section 9.3 to read “to be stored in front of home.” Bylaw Article III Section D to hold owners meeting in January not October. With this change the Owners would not meet again in 2019 but instead would meet in January 2020 as there will not be a need to meet that close together. Voting Ballots were turned in and Kaitlyn will tally and get rest of voting ballots from absent owners to give the required % approval.
- Meeting was Adjourned at 7:32pm