

ELK RIDGE HEIGHTS HOMEOWNERS ASSOCIATION
Annual Meeting Minutes

Date: Thursday, March 25th, 2021, 6:00 pm
Venue: Zoom online meeting.

CALL TO ORDER

Aaron Perkins of HOAAgent Management Company called the meeting to order at 6:07 pm. Board members present: Lisa Price (Past President), Karina Rudmann (Incoming President), Brandon Arthur, Donald Condon, Jeff Grimes, Natasha Porter.

NOTICE OF MEETING

The notice of the annual meeting, 2021 budget and voting proxy forms were mailed via U.S. mail 21 days prior.

ANNUAL MEETING MINUTES

Prior meeting minutes were not presented for review at the meeting. Current and future meeting minutes will be published on the member portal.

YEAR IN REVIEW

Past President Lisa Price provided an update. Most improvement projects were suspended in 2020 due to the pandemic, the state-mandated business closures, and unavailability of contractors thereafter.

NEW BUSINESS

Incoming President Karina Rudmann reported on the following projects that will be undertaken or are under consideration for the current year:

- Increasing neighborhood security with new signage, getting bids for cameras for the gates and researching new software for the gates to allow for better control of gate operation.
- Working on ways to improve communication with the community via a newsletter and encourage homeowners to join the community Facebook group.
- Working with a new lawn care company to prevent weed issues on the common property and trim the trees around the back gate.
- Completing last year's projects that were delayed:
 - Sealing of the asphalt cracks per the reserve study recommendations;
 - Getting new bids for putting in a sidewalk and a waiting pad for bussing students at the front gate and a possible man gate at the front gate.

BUDGET RATIFICATION

2021 budget and proxy forms were mailed with the annual meeting notice. Voting was done by mail due to the pandemic. Aaron Perkins reported that the budget has been ratified by the majority of mailed-in votes.

Board member Jeff Grimes conveyed that the new board will be working to update and refine the budget going forward.

UNFINISHED BUSINESS

Lisa Price restated the pending improvement projects from 2020. Reminders will be sent out before the start of the sealing project to keep vehicles off the streets.

Karina Rudmann provided the following community reminders:

- Be a good neighbor and clean up after your pets throughout the community. Pets are to be confined on your property or leashed at all times around the community.
- Boats, trailers and campers can be parked for 24 hours for loading/unloading only. For longer periods (up to 10 days per year), homeowners must submit a request to the HOA Agent management company. Reasonable requests will be approved.
- Reminder for the snowy season not to blow snow into the street. It prevents de-icer from working properly and compacts the snow, making the plowing more difficult and expensive.
- We used a new snow plowing company this year and addressed the first-time issues with them to avoid plowing in driveways where possible. This did improve, although is not always avoidable when there are driveways on both sides of the street.
- Sidewalks must be kept clear of snow, debris, basketball hoops, etc. Your sidewalk is the one that is touching your property line. For many of homeowners it is in the back yard.
- A note from our mail delivery driver for PO Box users: make sure the HOA management company has your correct mailing address.
- Submit all exterior home and yard updates, changes, additions, completions for ARC review via the member portal (HOA Agent website). All sheds must be submitted to the ARC review committee. To be compliant, the shed roof, siding and paint must match the home.
- Homeowners are responsible for weed control on their property (not HOA). Backyard landscaping must be completed within 1 year of ownership, including re-seeding of hardy grasses to prevent erosion and weeds.
- Drainage issues on private property is the responsibility of the builder or homeowner if there is any runoff or erosion into the street.
- Be mindful of driving speed in the community: 20 MPH maximum for safety with our curvy streets, blind spots and children playing.

HOMEOWNERS OPEN FORUM

The meeting was opened to homeowners' questions and open discussion:

- Weeds and sidewalks concerns – keep your back yard natural area trimmed 2x/year, report non-compliance.
- Concerns over repeat non-compliance – continue to report, HOA fines homeowners for non-compliance.
- High cost of de-icing in the budget – will be reviewed closer but is in part due to our varied elevation and safety concerns for neighbors living at higher elevation with curved streets – safety hazard.
- Construction trucks entering main entrance – request to HOA Agent was made to notify builders to remind their sub-contractors to use back gates only.
- Minutes from 2019 annual meeting – when HOA Agent has them, they will be posted on the HOA Agent member portal. New board committed to publishing meeting minutes timely.
- Gate control will be updated and exit gate to remain open only 2 hrs in am and pm for students. Back gate to be open during business hours only.
- Asphalt crack sealing – builders to fix when they put in cuts, HOA responsible for wear and tear.
- All questions, maintenance requests and ARC requests to be submitted through the member portal. HOA Agent was asked to improve communication back to the person who submits the request.
- Question about remaining lots and development – 20 more lots will be added off upper San Juan lane.
- How will progress on improvement projects be communicated between annual meetings? – Looking to launch a quarterly newsletter to provide updates and reminders but dependent on volunteer efforts. Homeowners are encouraged to join the community Facebook group and participate on committees.

ADJOURNMENT

Aaron Perkins and Karina Rudmann concluded the meeting thanking those in attendance and the board for their time. The meeting was adjourned at 7:15 pm.