

## MINUTES FOR PROPERTY OWNERS ASSOCIATION MEETING

10 DECEMBER 2019 IN AGENDA BUSINESS ORDER

- 1) CALL TO ORDER - President Nash called the meeting to order at 6:00pm.
- 2) PLEDGE OF ALLIGIANCE – Mike Ingalsbe
- 3) ROLL CALL: All Directors present
- 4) APPROVAL OF MINUTES: November 4th and 12th minutes were presented. Director Stueckroth wanted some revisions and additions made. Director Lloyd made a motion to approve the Minutes, Director Ingalsbe seconded but added “are approved as corrected”. Revised “ Motion to approve as corrected” was approved unanimously.

There was some discussion on appropriate Minutes content, the structure and inclusion of information. Director Lloyd made a motion and Clement seconded the desire to convene a training session for Directors with an attorney as a resource. The Director training will be held January 2020.

### 5) MEMBER COMMENTS:

Susan Bailey – Encouraged full community involvement in POA activities rather than POA sponsor special interest activities.

Joe Summers- mentioned Christmas Lighting contest. Winners received yard sign and gift certificates from Richard Salinas.

Susan Bailey- Suggested winners might receive gift certificates from Hidden Falls restaurant.

### 6) BOARD MEMBER REPORTS :

a) Director Igalsbe. Vice President and Celebrations Chair. Mentioned Christmas Lighting contest is 15<sup>th</sup> of December.

Mentioned a 2019 New Year party at the club featured John Arthur Martinez. POA paid the musician bill and Joe Summers confirmed. Susan Bailey asked if this is a narrow interest rather than broad appeal to POA members. She asked if large turnout might bring any fire code compliance issues.?

b) Director Shaw, Parks and Street Director. (1) Reported on progress with tree trimming at the Lakeside Park. (2) Mentioned street damage at 138 Firestone. The City work crew had cut the asphalt, filled the hole with road base and compacted. The new asphalt patch remains to be installed. (3) Residents are complaining about damage to landscaping by deer. Suspect areas where deer have been entering the community along Dog Leg and along the cemetery on Firestone Dr have been identified. Johnnie Thompson will have his workers make repairs. President Nash asked to investigate “water gap sites” as well. (4) In regards to the Meadowlakes/Broadmore drainage project that was recently awarded at a cost of approximately \$45,000 to a local firm to alleviate drainage issues and to address temporary flooding near the main gate area. Discussions between parties resulted with the contractor

developing a new underground drainage solution that eliminates the inadequate system we now have. Objective of discussions focused on cost efficiency and value of our ability to move from a short-term to more permanent solution.

Total Timeline for whole project is approximately 4 (four) weeks; and Broadmoor street will be closed approximately 1 (one) week. We are currently awaiting a revised schedule from the contractor. A Change Order will be issued to adopt the increased scope of work and the additional cost of \$100,851.36 will be covered from reserves to fully fund the project. See Director Shaw detailed motion language specifics that the Board approved under Agenda Item #8, New Business.

Director Shaw mentioned he received notification from City Manager, Johnny Thompson, that City Council must grant POA an easement/permission to do any construction projects on the Hidden Falls golf course property. The proposed project includes trenching along the tee box on the #2 hole to bury drainpipes in order to move water underground. Directors Nash and Shaw will present the drainage project to the City Council at the next scheduled monthly City Council Meeting.

c) Director Lloyd, Storage Facilities

Director Lloyd reported the 2020 RV billing for six (6) months has been sent and payments are being received in mail. Pushback is minimal. There may be some residents who do not renew, but we have an extensive wait list and growing interest.

d) Director Wafer, Gate Security and Vehicle Registration

Nothing to report.

Director Lloyd offered that he and Harvey Raschke, Gate Supervisor, had met with Director Wafer to discuss obtaining a parabolic mic to improve communications while handling visitors who engage the guards while sitting in an automobile.

e) Director Stueckroth, Treasurer

Provided monthly financial report.

f) Director Clement, Board Secretary.

President Nash suggested looking for ways to streamline processes i.e. converting files for digital rather than paper form as stated in current POA Bylaws. Clement will be working with attorney to tailor training for POA directors in January 2020 timeframe

g) Director Nash, President of the Board.

Nothing to report.

**7) OLD BUSINESS**

Director Wafer discussed and presented particulars of the traditional Christmas bonuses for city employees who perform POA support or as security personnel at the main gate. It is traditional for POA to contribute. Director Shaw made the motion and Director Ingalsbe seconded the motion to approve as

presented. Bonus initiative passed: YES – 6 NO—0. Stueckroth recused herself, son is an employee of the City.

8) NEW BUSINESS

Director Shaw made the motion and Director Lloyd seconded Shaw's provided language to approve the modification of the Meadowlakes/Broadmoor Drainage Project. The motion was adopted 6 votes YES and 1 note NO by Stueckroth.

"Motion to APPROVE adding \$100,851.36 to the Gonzalez & Lindsay contract via Change Order to install an underground drainage system from Meadowlakes Drive to the existing Broadmoor drainage culvert; and to replace the existing culvert and two 60" pipes that route water under Broadmoor Street."

Director Wafer made the motion and Director Ingalsbe seconded the motion to amend the budget in recognition of reserved funds usage on the drainage project of 2020. Passed unanimously.

9) EXECUTIVE SESSION – N/A

10) ADJOURN

Adjourned at 7:20 pm



Steve Nash, President



Cristi Clement, Secretary