

Spring Valley Golf Estates

Annual HOA meeting – January 11, 2018

Location – Alpine Elementary School

BOD members in attendance: Rick Newcomb, Jim Sarvadi, Walter Hopp, and Tammy Thompson.

Flagstaff Management was represented by David McCarty

18 SVGE neighbors were in attendance

6:35 Meeting Commenced

Vote: The Minutes of 2017 Annual Meeting were unanimously approved

Chris, the owner of Custom Lawns was introduced. Rick and Chris spoke about several items planned for this year. The old playground mulch will be removed, then new weed control fabric along with about 10" of new playground wood chips will be installed. The playground area will be taped off during this period, which should start in the early spring. The South side of the playground area will receive two new benches on concrete pads located between the trees. Six new Honey Locust trees are planned to line the North side of the South sidewalk exiting the park to the West. Two or three new trees to be added as replacements to ones lost in recent years on the Northwest side of the large park. Other trees and shrubs will be added or replaced as necessary. Decorative grasses will be added between the fence and sidewalk at the North end of the Pace Street entrance. The irrigation controllers in both parks will be replaced before they fail. We will use the same controllers used to replace the Pace Street entrance controllers. Also, all of the controllers will be outfitted with new smart sensors, which should reduce the water bill and reduce too dry or too wet conditions. It changes watering times based on recent local weather data. Rick asked if anyone thought we needed more dog stations or trashcans, the general consensus was, no more are needed at this time. Chris was thanked for his work and left the meeting.

Rick briefed on the budget for 2018, along with actuals versus budgeted for 2017. The 2018 budget has a \$10 increase for 2018 and likely will have a \$10 increase for 2019.

The staining of the HOA owned three-rail fence was discussed and how using the lowest bidder has it's issues. Only a few items were left for the contractor to do, when he quit. Since he had not finished and had not been completely paid, it was determined both parties signing a release agreement was the best option. This way neither party could sue the other over lack of payment or incompleteness of work. A few homeowners displayed displeasure with the lack of job done at their residence. Two thousand dollars has been budgeted for 2018 to hopefully fix any issues left undone by the contractor. Rick asked anyone who is unhappy with their 3-rail fence, to please contact Flagstaff Management. Rick asked the

attendees about the next time we have to stain the fence, what they would like. Either, for the homeowner to do it all or to have it professionally pressure washed and the homeowner do the staining with HOA provided stain. All but one homeowner wanted the HOA to have the fence professionally pressure washed and the HOA to provide the stain. The homeowner would then do the staining to save the HOA thousands of dollars in reserve funds.

The budget has \$5,000 included for possible video monitoring. There have been items taken from several cars, which were left unlocked. The attendees were asked if they were opposed to having cameras placed at each entrance in hopes of deterring further crime. There were no homeowners opposing the cameras. The money will only be used if a system can be installed for a sum close to the budgeted amount.

The homeowners would like to see more Christmas lights installed at the Pace Street entrance.

Rick advised the Board of Directors are responsible for setting and approving the annual budget, but he still likes to get feedback from all in attendance. The members were asked if they approved the budget. The 2018 budget, which included the \$10 increase, was unanimously approved.

The pump stations were discussed. The South station had issues when an attempt to replace one of the pumps was made. The 2" galvanized steel guide rails, used to remove and position the pump during replacement, rusted through and had to be replaced before the failed pump could be changed out. The Board decided to replace the rails for all four pumps with stainless steel, which should last much longer.

Peter Richardson, the previous secretary, moved from the HOA and Gary Moss was nominated to fulfill the rest of Pete's term.

Walter Hopp and Jim Sarvadi were both up for re-election. The audience was polled for any interested parties to fill their positions. One homeowner agreed to serve, but did not want to compete against current participants, unless one or them wanted to resign. Both Walter and Jim said they would serve again if voted in. Both Walter and Jim were unanimously approved for another 3-year term.

Rick asked if anyone had anything else before the end of the meeting. It was questioned if HOA could make the rule to keep basketball hoops out during the weekends permanent. Rick polled the Board and it was approved. The covenants will be amended to include the option to leave portable basketball hoops out from Friday to Sunday night. The amendment will probably include something about inclement weather and will be sent out in a Newsletter when finished. You may leave them out for the weekend at this time.

The results for the drawing for one free quarterly dues are as follows:

Non-attendees: Gary Moss and Robert Stevens

Attendees: Sabine Percapio and Michelle Phelan

8:05 PM meeting adjourned