

HOA Yearly Community Meeting - 2025/01/30 18:49 MST

- Transcript

Attendees

Amiel Markenson, Brad Roberts, Cameron, Charity Maes, Gary Komorny, HOA Board, HOA Board's Presentation, Joanne Vergunst, Megan Grier, Melynda Kempf, R "gramps" D, Rob Booth

Transcript

HOA Board: Let's Got recording going and transcribing going. welcome everyone. Let me go ahead and throw up. Let me see here. All Maybe. There we go. Welcome everyone to the 205 HOA community meeting. going to talk a lot and recap through look at the 2024 finances and then we've put together a 2025 budget. We have board member elections. We have news updates and I actually couldn't fit them all on the slide.

HOA Board: There's a few more than just our bookkeeping service. do want to talk about upcoming community events. and then 2025 community projects and we'll open up the floor for any of you that have some questions. So just recap of 2024. A lot of stuff got completed. Rod worked really hard and got a park put in with can't remember what it's called, Rod, but the wood book thing. basically it's leave a book, right? And that's Yeah.

R "gramps" D: That's it.

HOA Board: We had our trunk or treat and had a few new participants this year, which was really great. And just last year, I swear there's not that many kids that live in this neighborhood because there had to been five, six hundred kids. But I'll tell you, it's a rush being out there and all these kids just run around our neighborhood. we had our picnic and then we also did the community garage sale and then of course we started the year off with our Easter egg hunt, first one and my gosh that was pretty good too. I don't remember the exact count. There was a lot of kids out there. We put out over a thousand eggs and I mean any event those kids ran through those thousand eggs in five minutes.

HOA Board: 32 kids from our community.

HOA Board: Yeah, it was great. and then also, Rod, I was going through the picture. I forgot we also installed the dog mess pickup stations. So, that was early.

R "gramps" D: That was a year before.

HOA Board: Really? Because my pictures were dated for early 2024.

R "gramps" D: Maybe. I don't know. yeah,...

HOA Board:

HOA Board: They're there. So, ...

R “gramps” D: I lose track I'm old.

HOA Board: if you're walking ...

R “gramps” D: I lose track of time very easily.

HOA Board: All let's kick over the budget and we're going to talk a little more about it, but let me go ahead and X out. we had some issues with the bookkeeper and we do have a big announcement talk about a change of that whole process. but we do want to just kind of go through the 2024 budget with everybody. So, we took in a total of \$24,43759. just let you guys know, the large chunk of that was not a large chunk, about two grand late fees. So, me and Rod kind of have a plan this next year. We're going to start sending out invoices in October and then another wave in November. See if that helps and work with people on doing it a little better this year.

HOA Board: and then community fines and fees, \$2,150. That was going after our lot owners that decide to never mow their lots. And, I think with a lot of the great work that Rod did with going after them. I think this next spring, they're all going to do a much better job at maintaining their lots, which keeps us safe because I know a lot of you who live near those lots, and even by my behind my house, we have an empty Constantly battling off the pests that come from them when they overgrow, I mean, it's fire hazard, but the rattlesnakes and just everything else that comes from that overgrowth is just not good for our community. the returns, that's just it gets recorded as part of income as our budgeting system goes. But, as we buy stuff, if it doesn't work for the HOA, we returned about \$1,100 in stuff last year. but total revenue \$27,717.

HOA Board: and then materials, it was about \$51 of things we weren't sure how to classify. but last year, between cutting the field and mitigating what do you call the easements, and we'll get to what we did with that here in a bit, but just everything, we spent about \$4,200 on labor in total. get down into here. equipments and supplies, we spent about a little under six. community improvement projects, we spent, almost \$6,900. Community events, a little over \$1,700. Office supplies, \$100 fuel. We all know it's \$4 a gallon or was in the summer. So, \$590 in fuel.

00:05:00

HOA Board: bank service charge is for software and some of the e statement stuff that we get was 137 technology included the complete overhaul and the finishing of the website at 3,200 just so you guys know that website gets probably around 2,000 hits a year which for a community of our size pretty good. A lot of people use our forms and the other items that are on there. general expenses 1,800, software 171. That was returned. We were thinking about putting the camera in at the park. There were some reasons we couldn't do that. So that was all Postage delivery 111. That's when we did the mass letter send out. professional fees, that was our bookkeeper was at 16. Supplies 123. And then utilities, \$2,200.

HOA Board: and so we had total spend of 29317 and so we had to kind of dip a little bit into last year's leftover money at being negative 1399. for budget, me and Rod take it over the books and we'll get to that on the why, but we want to have more balanced budget this next year and definitely don't have as much planned. So we're supposed to only take in 22,000, right?

HOA Board: And so the hope is we don't have to do a lot of fines and fees. We hope people just do what they're supposed to. this will be a little higher where we've already had to collect some late fees. but we're thinking total labor and this is what's budgeted. It's not saying it's what we'll spend, but what we're

thinking 6,000 equipment supplies. We have a lot. I only think we're going to need this, but we're just going to allocate 1,500. Community improvement projects. And so these are things like the parks and other stuff that we build or put out there for everyone else to use.

HOA Board: We put 4,000. Community events, we put 2500. Office supplies, since we're taking over the bookkeeping, 500. Fuel fuel for equipment, we put 300 because we're not going to be doing as much this year. bank service charges, 150. Technology expense, a,000. And we'll show you what we're going to do with that. It's going to be something cool we're going to launch this year. Insurance 1,200. Hardware and software 180. Postage and delivery 500. And then utilities, we're thinking 2500. We should end the year in the positive with \$1,670. we'll be posting these on the site with the recording of this meeting. And if you have any questions on any of the particular line items, feel free to reach out. last year me and Rod have a lot of great records, but like I said, we did have a lot of challenges with our bookkeeper. Back into the slideshow.

HOA Board: And we already talked about the budget. All so current board for this last year is myself as the My wife vice president Megan Greer. Rod Dion is the treasurer. Our neighborhood watch is Gary and Susan. just so they're not elected. They get to hold their position because of their great dedication to this community through keeping our neighborhood watch and trying to help us keep our community safe.

HOA Board: However, me, Rod and my wife are voluntarily elected. one of the questions I do have is there anyone who would like to run for one of our positions in place of what we're doing? It would be a first, but we do I think have to offer it. Nope. Okay. So, in that particular case, does anyone vote against? the reelection of Rod, myself, and my wife for our current held positions.

HOA Board:

R "gramps" D: How would you like people to indicate on that Devon...

R "gramps" D: because everybody's mics with hand raises.

HOA Board: I mean, I could throw a poll. I would just take it that if people don't want to say hand raises or...

R "gramps" D: Yeah, there we go.

HOA Board: Here we go. I'll throw this up.

R "gramps" D: There's one. Just need another one.

HOA Board:

HOA Board: I got something. We'll make it official.

R "gramps" D: I saw a thumb fly. There goes Brad Roberts. There goes Megan.

HOA Board: There. I threw a poll out.

R "gramps" D: right.

HOA Board: It should pop up. Either ways, I'm pretty sure everyone's going to vote yes.

HOA Board: If you vote no, you automatically get elected. And trust me and Rod will gladly hand you the

keys.

00:10:00

R "gramps" D: Hey, Gary,...

R "gramps" D: raise your hand. Come on. we're going to change Gary from neighborhood watch to code enforcement.

HOA Board: Here you go. Thank you. All right. Hey, hey,...

R "gramps" D: Just kidding.

HOA Board: we don't want to put that out there. We don't want people going, " that Gary guy,..."

R "gramps" D: I know.

HOA Board: right?" No.

R "gramps" D: I know.

HOA Board: No. ...

R "gramps" D: I know.

HOA Board: to that though, we are still needing a secretary. if you're interested, please reach out. it's a most of our secretary things are being handled now with technology like this meeting. In the past, we'd actually have someone sitting there taking notes. Vic used to do that for us in the past. Now, it's all being handled via video recording and Google's transcribing the whole meeting for us. But, it's still good to have an extra board member who kind of helps us look at things and figure out how to do things.

R "gramps" D: This is true.

HOA Board: So, if you're interested and want to help be a member of the board, go ahead and reach out. I'm sure Brad's itching to get back on the board. So, Brad, Just let me know, All right.

Brad Roberts: I'm always around to bounce things off of.

HOA Board: Yeah, All right. So, kept alluding to the bookkeeping. so we for the year for a very long time had been using a bookkeeping service, a thirdparty bookkeeping service. and a lot of it was and Rod always gives me a lot of the good history. there were some issues long before long long time ago. And so the original Decor had brought on a third-party bookkeeping service. And me and Ron have been toying around the idea yet again with all this technology and we're leveraging it through our bank.

HOA Board: there's a way for us to handle our own bookkeeping and be able to showcase it in a way that keeps us honest with our community, but we hadn't done it because, in the past we had a bookkeeper and she was very affordable and did a lot of good stuff. But this last year we started having a lot of issues with her not doing her job. And so December 1st, HOA board voted to bring the bookkeeping services inhouse using a software through our bank Verra. we'll be recording and be able to provide those type of finance and budget records for each year. And then of course if anyone wants to dive into any of the

particular line items like hey what did you guys buy with all that for community projects or whatever the case is. That software allows us to reconcile that particular line item very quickly and provide a bank statement and say here you go have at it. You can see what we did and what we spent it on.

HOA Board: and to that it's going to be a great reduction in cost because, she was cheaper, but she's definitely not as cheap as the software that we got through our bank. so that's definitely there. I will say the only drawback I can see to it is if me and Rod ever did decide to step down, whoever t would take up this torch would have to learn how to do the bookkeeping piece. But software is pretty easy. So, this next year, starting February 1st, and I sent out an email in January. I had went around the neighborhood and, started around the neighborhood because people have been reaching out to me about some issues and seen just I mean, we had probably 20 trash cans out. We had a couple houses with fences falling down. We had a house where they've put what looks like a broken swing up front with a lot of issues, right?

HOA Board: And so I sent that email as a warning. I was like, "Get this done." and just keep in mind, It's not to be rude, but when I got to go drive around the neighborhood or Rod has to or Gary or my wife or any of us, it's time away from us doing what we want to do. We'd like people just follow the rules so we don't have to run around and hang letters. But to correct this, because I will tell you 90% of the community does what they're supposed to. It's the 10 20% of people that year over year hanging the same letters on the door at the same houses. And so starting this February 1st, the board will be implementing a new process to clean up this neighborhood, right? We're going to be very aggressive with enforcing our covenants. And so this is how it's going to work. So one's the big one, right? There's some trash and fence stuff that we'll be working on, too. But it seems to trash cans are always out.

HOA Board: So, we'll issue a very kind, nice first warning going, "Hey, this is a reminder. Trash cans can be out at the time of, but after your trash is picked up, please put it behind a fence." The next time we catch it, There won't be a warning. I'm just going to send you a fine right out of the gate. 25 bucks a pop every single time. Because at the end of the day, like I said, it's taking time away from my family, my kids, me and Rod have to, talk about it. we just would like people to follow the rules. And we do understand occasionally people slip up, but like I said, last time I walked around it was 20, 30 homes, right? And that's not a couple people. That's the neighborhood standard went down. And then repeat offenders throughout the year, like I said, you'll be fine. So, if I put a fine on your door in March and then come May, you do it again or even August, I'm going to just send you another fine, right? Because we've already issued the initial warning.

00:15:00

HOA Board: And this isn't like, when people are having, certain issues where, maybe they can't afford to do their landscaping or fence issue because we work with those people. We're just asking people keep the trash clean, put your trash cans away, keep your front yard watered, that kind of stuff, I will say if you have a situation where, I went through it, we demoed the carpet out of my downstairs and laid whole new flooring. I had trash on the side of my house for a week until I could get it to the dump. Our only ask is just let us know you're going to do that, Sit down and say, "Hey, I'm doing a project. I need to leave some stuff up front for about a week, but then I'll get it cleaned up after I get it done." we're not unreasonable. We'll be like, "Okay, that's fine." we've seen people with dumpsters. We've seen people do projects. We're here to partner and help and be kind. Just let us know if you're going to be doing something. So, when your neighbors reach out to us, we can be like, "Yeah, know. they're fine. They're, ...

HOA Board: put new flooring in. They're putting new cabinets in, whatever the case is.

R "gramps" D: What's the saying?

R "gramps" D: Life happens.

HOA Board: Yeah, life happens, right? I mean, we're fine with that. It's just that, same people who continue to break those rules. so coming in February 2025, we're going to be rolling out what the service portal is going to be is that we're working to find companies that we recommend that if you guys are looking for particular services that you should try out and use. Okay? These are not being implemented by the HOA. It's just like we did the leg work to make sure hey, they've got a good, rating with the credit bureau that, they're good reviews on the internet. we went through the contract to make sure there was no funky language.

HOA Board: And so, we're going to be starting off with solar, but throughout the year, we're going to, have a solar company. We recommend lawn care, home security, pest control, landscaping. And if there's anything you guys are interested in, if there's a particular service or thing you're wanting and you want some help with seeing what's out there, we're glad to be the ones that dig into it for you. so these will be spec specific vendors that we have vetted and we're just offering to our community that they're going to provide competitive pricing. Like I said, it's not required. these aren't new HOA things that are being sent out. and then to that part of the agreement will be if say you get solar through a company, they're actually going to give HOA a referral fee which we could then put towards building more stuff for the community. And just FYI, this board's not paid for. So me and Rod, it's funny thing we were talking to and Megan, I see your handle. I'll get to you in one second. we're talking to these solar guys and they're like, "Hey, we get you guys some money."

HOA Board: Hey, me and Ro are like, We're a voluntary unit. Any money that we get needs to go to community stuff, whether it's making a nicer park or doing those kind of things, we don't get paid." so, yes, Megan, your hand was raised. You might be muted. Yep. Yeah,...

Megan Grier: Are we able to give suggestions of things that maybe we want to see on there? okay.

HOA Board: Please do. If there's anything you guys are looking for and you're like, I think this community, it'd be nice if there was a service for fencing company, not even just land, we want a fencing company. That's all they do is fencing. Let us know anything.

Megan Grier: Concrete, things like that.

HOA Board: Just let us know. We'll take a look. We'll see what's out there. And then, like I said, you guys don't have to use it, but it'll be on the site. We'll try our best to make sure they're a legit company and the other side too will make sure that they understand that if they do something wrong, if they don't treat you guys right, you reach back out to us and we'll fire them and we'll bring someone else in. Rod, go ahead. No.

R "gramps" D: or to be going out to the community or..

HOA Board: We're Rod.

HOA Board: We're a family community. I mean,...

R “gramps” D: Okay, we've got some older children and...

HOA Board: if someone wants to do that, right, I'm totally fine. If someone here has something they want to put it up, Why not?

R “gramps” D: we've got a lot of people with younger children. I think that might be a good thought to talk about.

HOA Board: Yeah, we can add anything there, but I know it's helpful. I know this last year as HOA Rod just finds people he meets people that does things for very affordable prices. I don't know where he meets them at but this year a lot of people have reached out to me through the email and they go hey do you know a landscaper? I'm like in fact I do know a landscaper right and we do have a landscaper that we've used that helped us do Eagle Ridge right and so I've passed on his information.

00:20:00

HOA Board: So, we'll be looking to build all sorts of good stuff on there. You guys don't have to use it, but at least you can know that especially on a lot of these, we maybe as the board have used them for certain services for the community in the past. If we've had a good experience and they were really fairly priced, we're going to put them on there for you guys. All right. Where's my thing? this one too, Rod, this might apply to thing you're talking about. we're putting together a community messaging platform. I have not figured out which one I'm going to go with yet. but the idea is rolling this out to the community. It will be for this community only. It'll allow for you all as the community to post whatever you guys want as long as it's appropriate related to the community. So, that could be your security concerns, right?

HOA Board: So, you guys let us know, but if you catch a Pork Pirate right then and there hitting your front door, you can throw it right up there on this messaging app, and anyone in the community who has it installed will see it right away. The notification comes through, and we've got one of those in the community. another big one, and I get a bunch of these. people spot wildlife in our community, and I don't mind sending off the notifications a few times a year, but, from my stance, I'm like, man, we know we got coyotes. I passed three the other morning. I was telling Rod as I was taking my kids to the bus stop, but the other side, Rod could be busy doing work or, hanging out with the wife. I'm at work or hanging out with the wife. Sometimes we don't see your guys' messages till the evening time. We want to empower the community. If you guys see something, you want to let everyone know real quick and people want to know really quickly, they could be a part of this messaging platform. the other side too is to ask general questions.

HOA Board: So, kind of ro like we were talking about, people could go on there and say, "Hey, does anyone have a teenager that wants to watch my kids or does anyone, in the community want to do housesitting or, watch my dogs or know a kenneling service?" it will be on there. some things that I've got to figure out first, is develop some community guidelines. So, if you guys have ever used social media in the past or anything like that, you'll know if you join a particular group, you got to abide by some rules or agree to some rules. And then I'll have to work out some stuff probably between the three or four of us to figure out how we're going to moderate it because there will be one person who does something and we're going to have to kick them off. people never surprise me.

HOA Board: But even though there may be one of those two people we'll have to deal with when that time

comes, we want to have a service where you guys when you see something funny in the community, you could post it right away. and to the other side of that, if you guys are looking for other things like, kid watching services, dog watching services, a kid to come shovel, Rod could go on there and be like, "Hey, is there any teenagers who wants to make 20 bucks and come shovel my driveway for me?" throw it up there on the messaging app and you never know. I'll be sending Connor right down your way. I mean, who knows, right? Megan, I see you have your hand raised.

Megan Grier: Yes, I was just curious, do you think that's something if we have a volunteer for the secretary position maybe that they would take over that responsibility of kind of help managing that community messaging platform?

Megan Grier: I think that would be something that would be kind of beneficial to that position. Kind of like the media moderator.

HOA Board: in a perfect world that yeah,...

HOA Board: that'd be the ideal situation. I think anything we'll all have to help, but maybe that's something the secretary can help with is, helping me do a little bit more with the email, managing this stuff. it's definitely something to look for, but no, I think it's a great idea. like I said, we're hope would get this rolled out early this year. I'm hoping to get it done. I just got to see which one's There's a lot of different ones that are compatible with Android or iPhone. the little image has Telegram and there's a few others. So, we'll We'll send out some instructions once we have that together. But the goal is just to empower you all to be able to communicate more.

HOA Board: Especially I know we have a lot of issues with car breakins and...

HOA Board: r weird people in the neighborhood and just things, right? yeah, Rod

R "gramps" D: I just wanted to speak to an email that I received.

R "gramps" D: I don't know if you saw this. I think it came in early this evening. Somebody sent me a large picture of the intersection down I think it's Starboard and Sawyer Ridge has and I just want to speak to it on the meeting as to stop signs how they're placed and where they're placed. That is a city item. I have contacted the city planner and asked for speed signs and more stop signs.

00:25:00

R "gramps" D: It is not something the HOA has any control over. I just wanted to put that on the record for the meeting. Thank you.

HOA Board: And I've replied to that person, too. I've called the city and I'll tell you, my son's got his learner's permit. And so, it's the weirdest thing is I know exactly what street you're talking about.

HOA Board: We're coming up and I look at him, I go, "Hey, so there's no stop sign here, but it'd be who of you to stop." because if another car is ripping up that way, you're going to get smacked by it. but no.

R "gramps" D: I did want to actually put it on the record that it is not the HOA's we don't have the ability to go buy stop signs or...

HOA Board: Yeah.

R “gramps” D: put them out. We would be getting in trouble with the city.

R “gramps” D: But anybody who wants to contact the city and file a complaint about stop signs at that intersection or no speed limit signs. There's only one speed limit sign in this whole neighborhood. One. Anyway,...

HOA Board: We all ...

R “gramps” D: that's Yeah.

HOA Board: if we all call there's power in numbers maybe Rod, if we get the number we just may send the community say, could everyone just make a quick phone call and complain about this? it'll get addressed pretty quickly at that point.

R “gramps” D: I've called over 10 times and spoke to them and there the department streets and signs is who I've talked to and they say that they will talk to somebody but it just never happens.

HOA Board: Never gets done.

R “gramps” D: Maybe what we ought to do is this post the number of the person that's responsible for that, put it on an email, and have everybody in the community call and maybe they'd actually send somebody out and get something done. So, hi there, Emil. That's okay.

Amiel Markenson: Hey, sorry I wasn't on earlier.

R “gramps” D: Thanks for joining us. people are burning down Mesa View at 100 miles an hour...

R “gramps” D: because there's no stop sign and...

HOA Board: I know.

HOA Board: I know.

R “gramps” D: it's just ridiculous. and...

HOA Board: I hear.

R “gramps” D: I've called and called and called until I'm blue in the face. it's probably one of those file 13, write a note, throw it in the file. but...

HOA Board: For sure.

R “gramps” D: if we got more community support, got a lot of people start calling, there's a chance that they would actually do something.

R “gramps” D: So, I'm thinking that we need to add that to our list of to do things is post the number of the right person and just bombard them with it because I've been trying for over a year to get a speed limit sign and the stop sign thing that I'm talking about is I talked to several people that live on that intersection. It's just a dangerous thing. and...

R “gramps” D: it really needs to be done. We need to get that safety We need to get that safety thing done.

HOA Board: No. Agreed.

HOA Board: All right. 2025 community events. So, first one coming up is the second ever Easter egg hunt, April 20th. We're planning on having a bit more eggs than we did last time just based on the level of participation. and on the next event, this was why we want to do we added a little bit more to the technology budget is we're going to start doing in May through October a monthly movie in the park. And so we had talked to Rod about getting a big screen like a drop white cloth thing that's going to put out there and we're going to put a projector and me and my wife will put out a movie list.

HOA Board: They'll be appropriate for all ages and we're going to attempt to try and have popcorn and soda out there and tell everyone, hey, if you want to come watch a movie in the park, we're going to put a movie in the park. It'll be the third Saturday of every month, May through October, weather permitting. This is PBLO, so don't be surprised if we got to be a little flexible with that. yearly HOA garage sale be August 16th. Community picnic September 20th. trunk or treat October 31st. And then Megan, do you want to talk a little bit about this yoga in the park that you want to get started? Yes.

Megan Grier: I will do my best. I'm driving home from getting our daughter at dance. can you hear me? So, yoga in the park, I'm just trying to see if we could get some volunteers. but having some type of beginner yoga class maybe once twice a month just to kind of get outside, promote exercise and healthy living.

00:30:00

Megan Grier: I don't know of anybody who knows yoga, but I know Rod may have some connections, but I would just really like to have some type of yoga,...

HOA Board: We'll get an email sent out and...

Megan Grier: some kind of fitness for beginners type classes. We can bring kids just promote healthy living in 2025.

HOA Board:

HOA Board: Megan give Rod a month or two. he'll run into some random person somewhere who does yoga at a great price and we'll end up with a yoga person doing it in the park for everybody. Usually it seems how that works out. but if you're interested I'll send out an email and especially I think we're up to 11 people. maybe reach out to someone in the community. They'd be glad to work with us on this but I think it'd be interesting for sure.

Megan Grier: And it's very tentative. I mean, if it doesn't kick off, then that's okay. I think this is why we have these annual meetings, so we can just kind of pitch ideas. if nobody's, really interested in it, then that's okay. I just wanted to kind of get the word out there,...

Megan Grier: kind of drum up some interest. if anybody's wanting to help with that or volunteer or if they just know somebody, that would be great.

R “gramps” D: Hey, hey,...

R “gramps” D: Megan. I want to expand on your idea of a walking group where people have strength and...

Megan Grier: Right. Right. Absolutely.

R “gramps” D: numbers might be kind of a good idea to add on. You're talking about getting people out and exercising a little bit. Think about putting that into the deal.

HOA Board: We'll figure it out, but we'll put it out and see what people are interested in and see what we can get volunteers to help put together. See here. All right. Community improvement project. So, I do want to talk a little bit about this because, there's definitely one that hadn't quite made the list, but, definitely can be discussion throughout the year. went one definitely looking at putting a Frisbee golf course in, volleyball pit, and then a golf hitting range. I will say we one that did come up and me and Rod are up to hearing and discussing it is someone had brought up the community garden. That one comes up every year. I think me and Rod our perspective on the community garden piece is if we put it in, who's going to actually maintain it? And can we get more than one person to help maintain it?

HOA Board: because otherwise we just have an area of dead plants. I'm not saying we won't do it. I'm just saying, maybe we need to have a further discussion, but out of things we know that we could put in and that, based on Rod has seen the park has been a huge hit. There's families back there. And right now, maybe not so much this time of year, but I know on warmer days, Rod will be like, "Yeah, I see families back there left and right." Which is good. gives place for families to go and sit and relax or let some younger kids run around and burn off some steam. so we think, the Frisbee golf course, the volleyball pit and the golf hitting range would be great for a lot of the teens or the adults in the community and give us something to go do. yes, Emil, go ahead and go on. I see your hands raised.

Amiel Markenson: I understand with the community garden. I think we're talking about being healthy and...

Amiel Markenson: getting families involved. I think you could even have a sign up list with different families that have kids that are willing to, take a week and everybody could switch off weeks. I bet you would get enough people signed up because they want to teach their kids to garden.

HOA Board: Okay. Hey...

HOA Board: that'd be good, So, you're saying, we could maybe solicit, see how many people would sign up for it, and then proceed from there. we could definitely do that. Then Rod, I think, if we do still want to entertain that, what we could do is see how many people are interested and then we could do one of these type of meetings with the stakeholders of the people who'd be interested in running a community garden. Okay.

Amiel Markenson: You're right. Yeah. I mean, we would be interested in helping. I know Gabby, my daughter, wants to be involved in it.

HOA Board: Yeah, I'll put out an email with a thing to gauge and then we'll set up one of these meetings just kind of with the people who signed up to say they'd be interested and we could talk about what that would look like.

Amiel Markenson: Thank you.

00:35:00

HOA Board: And Brad, I see your hands raised.

Brad Roberts: Yeah, I was just going to touch base on the community gardening initiative. Are you thinking that'd be back kind of near the park? I just question water access. Is that the thought that at all would hinge on water access in my opinion?

HOA Board: Yeah, I mean we got the water lines that run through there, So we do have access to water. it's something we'd have to think through for sure and preferably at some point as this community gets a little bigger. I would love to buy a cheaper piece of lots from Richard Chen, but we have tried to buy a lot from him and that guy is just not willing to sell to us. He's just not. So, it probably have to do something back there. But I think that's kind of what me and Rod are looking for. If we sat down and said, "Hey, all right, who wants to do the community garden? What's all the logistics we'd have to think through?

HOA Board: How would we get it all put together and get the help of doing that right and then doing it right? Because I Rod, more about this than I probably do, but I see rabbits all over the place. So, we'd have to do it in a way where you don't have the rabbits just well getting fat, Because they'd have a good old time with the garden back there, which it can be done, but we're going to need the help of a community to probably put something like that together.

HOA Board: So, I'll send out. we'll get signups and then put a meeting together and I think we can look at doing something like that. Sure.

Brad Roberts: One of the thoughts I had I was talking to Kirsten about this already is that we could essentially instead of doing one large community garden plot...

Brad Roberts: if you put kind of some areas in between each of the trees the sprinklers are already hitting that. It's already getting watered. And you could do some garden areas sort of in between each of the trees or something down where those sprinklers are already on.

HOA Board: Yeah, that's a great idea. I know Rod last year and we just didn't get to it was thrown around the idea of maybe we should put pumpkins out there because it'd be kind of cool to have at the end of the year Halloween approaches, kids could go out and do pick out pumpkins for carving,...

HOA Board: right? So yeah, I

Megan Grier: I think that would also be a good idea...

Megan Grier: because we're putting up the birdhouses as soon as it stops snowing I feel like once we get the birdhouses up kind of get a couple of gardening sections throughout the field. I think eventually within the next couple years it'll be really fruitful back there which is nice.

HOA Board: Emil, is your hand still raised or is that just from earlier?

Amiel Markenson: Yeah, that was from earlier.

HOA Board:

HOA Board: No, you're good. just don't want to miss you. All right.

HOA Board: So, questions. that's the wonderful presentation. does, open it up to the floor to the community. Is there anything you guys would like to talk about, questions, concerns, anything at all?

R "gramps" D: I'd like to start by thanking Devin for putting together such a great presentation.

R "gramps" D: That was really good, Devin. I know that's...

HOA Board:

HOA Board: Thank you, I wish that wasn't a job function for me,...

R "gramps" D: what you do kind of for a living, but the expertise is strong. So, ...

HOA Board: Really, I do wish it wasn't.

R "gramps" D: I want to thank you. So,

HOA Board: Thank you.

Gary Komorny: Thank

Brad Roberts: I know it's a lot of work. thank you so much for all that you do. That's a lot of work and not always it's a thankless job sometimes. So but thank you for helping our community be nice and look nice and all the work

Amiel Markenson: I would second that.

Charity Maes: Yes, thank you very much.

Amiel Markenson: Thank you all.

Gary Komorny: Yeah, thank you.

R "gramps" D: we need to lay down some copy on the easement issue.

HOA Board: Yeah,...

HOA Board: Sure. You're talking about that forgiveness program we did, right? Okay.

R "gramps" D: Yeah, I'm talking ...

HOA Board: Yeah. Let me

R "gramps" D: I'm talking about the area that Gary actually has grant us access through his backyard. We put in a double gate so that we can get equipment back there. I want to thank Gary for that contribution. he and I built a fence through there. But the part of the problem is that thanks to the developers in the city,...

R "gramps" D: we have a what is that About 20 foot wide in places and...

Gary Komorny: in some places.

00:40:00

Gary Komorny: Yeah. And it's Yeah.

R "gramps" D: it's just weeds that are 7 feet tall. last year we spent how many days was that? four days clearing that out with the guy.

Gary Komorny: At least four. Yeah. With

R "gramps" D: So we had a labor guy came out and we literally had to chop our way in to get the equipment in. and then he had to chop his way through. And that's all the way from Harper down to Mark Twain and then Mark Twain down to the end where Mesa View connects. it was a huge mess. we cut through that with machetes and lawnmowers, hand mowers, weed eaters. and then I went back in a Tyvek suit and sprayed the entire area with weed killer and that has helped a little bit. We'll do that again, but Devin, I wanted you to take it from there. what we've talked about up to this point.

HOA Board: Yeah. ...

R "gramps" D: Yeah.

HOA Board: everything Rod's talking about,...

HOA Board: I'm trying to look through my notes because I had it on a slide. but Megan,...

Megan Grier: Don't tell dad.

Megan Grier: Go tell that. s***.

HOA Board: you're not on mute. it was our start fresh program and so, back there it was so unmanageable. Not one person could get back there and get back there safely. rattlesnakes here in PBLO, they're a thing. And last thing we want to see is anyone get hurt. And sadly to say though, that meant some of our board members and members of the board with labor ready guys put themselves at risk to go try and get that cleared out. And so what we told everybody, we hung letters and I got some interesting responses on those letters, but it is what it is. that this is a forgiveness program.

HOA Board: We did this at no cost to them. But starting this next year, those weeds get over a foot, we're going to sit down, we will have another labor go out, mitigate that person's easement. Not going to charge everybody, but if we have to do someone's easement, you're going to get fined a very heavy fine because it's a fire hazard for sure, And if it catches on fire with the way they have that all blocked off, all of our houses are going to burn burst off. Secondly, I mean, and this is my big one because I got kids, I got dogs, the rattlesnakes. I mean, when you have stuff growing like that, there's field mice, there's all sorts of stuff back in there which attracts predators. And in the end, last thing we want is anyone in our community being hurt.

HOA Board: So this year and what we're going to do is probably around March, April, we're going to go through and hang letters on every person's storage just saying reminder it is on you to keep up with your easement and only if your portion of the easement gets out of control we will mitigate it without notice and bill you for the service to have it mitigated.

R “gramps” D: or at least contact code enforcement and...

HOA Board: Sure.

R “gramps” D: then they will have code enforcement on them.

HOA Board: But we want to keep it down. and maybe one of the services we offer yet again, those lawn care companies can go back there and take care of it for you, That way if you're one of those, you want to go back there or can't just have someone else take care of it, but yeah, so this year we're going to try and make sure that that stays clean to reduce the potential of a fire hazard and just ensure that the people in our community are as safe as possible. you doesn't guarantee that it'll stop snakes from getting in, but I'm sure it'll definitely reduce the chance of it because there's nowhere for them to eat or live if you keep it cut down really low.

HOA Board: ...

HOA Board: outside of that, yes, Rod

R “gramps” D: And everybody knows about the fires in California.

R “gramps” D: All it would take is a little fire starting back there and we'd have a Californiaized fire because all of the fences in there are dry wood. they catch on The sheds would catch on fire. There's probably a dozen backyard sheds along that that have gas stored in it, things like that. So, that's really kind of important. It's definitely a safety hazard to the entire community. So,

00:45:00

HOA Board: You said this year I mean I don't want to make money on fees and fines, but if that's how it's got to be. So, yes,...

HOA Board: Gary. Yeah,...

Gary Komorny: The way I understand it,...

Gary Komorny: sheds aren't supposed to be in the easements. They're supposed to be on your own property. Right.

HOA Board: there are the backyards, but my neighbor his shed is right up against his wood fence.

HOA Board: So if back there caught on fire and the fence did, his shed would also right with it.

R “gramps” D: Yeah. Yeah.

HOA Board: So Does anyone else have any other questions?

R “gramps” D: I just worry when Gary, weeds were so thick and so tall that your Exfinity guy couldn't get back there. So anyway, it can't ever get as bad as it was.

HOA Board: Megan, I do you know about who we need to talk to in regards to what type of material for fencing the board. So, we can either have a stone styled fence or a cedar wood fence. Can we talk about

this? You can also file for a variance of another material, but you must submit samples and colors to the board. Noted. So yes, Jerry, you're muted if you're talking. Yeah.

Charity Maes: Sorry about that. Thank you. being that egg prices are crazy.

Charity Maes: Can we have a chicken coupe and share those eggs?

HOA Board: That'd be cool.

HOA Board: So, okay, I'm not incriminating myself on this. This is recorded. What I'm going to say is that I believe chickens are a part of considered a nuisance. I think it's covered somewhere in there. e email us and...

HOA Board:

Charity Maes: We'll do.

HOA Board: I don't know. I'll have talk with the board on that one. community.

Amiel Markenson: I think there's also rules about it.

Amiel Markenson: Depending on how big your lot is, you have to have over one acre lot, I believe. I'm not sure about that, but I'm just saying I think there may be some city rules. I know in the county it's different, but I think in the city there are some municipal rules about it. You might want to check.

Charity Maes: Thanks. Thanks everyone.

HOA Board:

HOA Board: I mean, we do appreciate it. We like eggs. We know your pain. We get it, They're expensive. Just so natural grocerers have them for \$3.99. Yeah. Yeah. Walmart's got them for eight bucks right now. And we went to natural grocerers and they have them for \$3.99 a dozen.

HOA Board: So, yeah,...

R "gramps" D: Wow. You're kidding.

HOA Board: I wouldn't have suspected natural grocerers would have been the cheaper option, but yeah, 3.99 a dozen. So, any other questions from the community? Sure. Yeah,...

R "gramps" D: I don't have a question. but I do have a comment. the guy that we got. I want to give thanks to Nelson Torqulson who's the guy that did our first round field mowing. Came back and mowed all 11 of Richard Chin's did that for a very reasonable price, but he's also starting a egg business out in the county. So maybe we can get connected with him.

HOA Board: we good.

HOA Board: Brad, I see your hands up.

R "gramps" D: I want to really want to thank him...

R "gramps" D: because he did loan us the skid loader for an entire month which I guess it saved me more

than it did anything for the community but I don't think I could have got that done without it. So,

HOA Board: Sure, Brad. I seen your hand was up.

Brad Roberts: So when it comes down to that, I'm happy to help. those are...

HOA Board: Okay. I think...

Brad Roberts: what things I enjoy doing.

HOA Board: what me and Rod can do is Rod will kind of figure out roughly when we want to start those projects and get maybe a calendar invite out to people so if they do want to come help set up. I think a lot of people we just got to give them the notice...

HOA Board: if we say hey this is the time frame we think we're going to be able to do this in we would always love to get the volunteer help for sure.

R "gramps" D: I've given a good amount of thought to...

R "gramps" D: where we would put the garden. And I don't know if you've noticed the area that's on the back side of the park where we've got about a 70 foot area. when I backfilled that with dirt, Brad, I backfilled that on purpose so that we could potentially do something along there. We've got quick access to water. We can tap from the main pump. we've got sprinkler heads that come right into the area around the playground that basically I've capped that could very easily be trenched around.

00:50:00

R "gramps" D: So water would be accessible. it would be, kind of almost just an extension of the playground area up above there. And I think that, until we get ownership of what I call the pond, we have to be real careful about doing anything below the access line based on my agreement with the county with the powers that be at the city that we won't go below that line.

R "gramps" D: So, I know what you're talking about with between the trees, but I don't want to trip any bombs with the city. So, if we could consider that around that area, that's kind of what I had. I kind of did some pre-work for that. So, in case somebody was interested.

Brad Roberts: But when you get there and...

R "gramps" D: Not something I'm interested in doing, but it definitely be behind it for the community. So, Yes,...

Brad Roberts: just soil types, what grows with how much water should there be, all that kind of stuff, why, I do a lot of that. self.

R "gramps" D: I know you do.

HOA Board: committee. As long as you put the president of HOA, Brad will run screening. So, no.

R "gramps" D: Brad does not need another hat.

Brad Roberts: Been there, done that.

HOA Board: All any other questions?

R “gramps” D: Do I guess the question I have we've talked about the Frisbee golf the driving range. Does anybody here I mean we're kind of a short small crowd tonight. Does anybody want to throw any thoughts about putting in because when I say a golf driving range, we're talking about just basically flattening out an area wide enough. I've gotten some golf balls donated. the idea would be to just have a place for people to go and whack some balls. Nothing fancy. Is that something any people think is interesting at all? Okay.

HOA Board: I'd do it, Rod. 100%. I'd go out and smack a ball around.

Charity Maes: Yeah, for sure.

HOA Board: Yeah. Connor

R “gramps” D: Okay, cool.

Brad Roberts: My only concern with that has been cleaning up the balls. I don't want our entire prairie out there to just be covered in golf balls.

R “gramps” D: No, we're going to get a kid. there's a device that picks them up. So, we'll find a young person in the community. a few that might not mind getting us a few bucks to go out there and pick up balls. But yeah, that was kind of the idea is drive, have the balls out there and then have some kid get 10 bucks to go out and get them. 20 bucks. I don't know what the going rate for picking up balls is.

R “gramps” D: Any other ideas?

HOA Board: All right.

HOA Board: Anything else? All So, this is looking good. this is going to conclude our HOA meeting. I'm going to go ahead and turn off the recording slashtranscription. All right.

Meeting ended after 00:54:05 🙌

This editable transcript was computer generated and might contain errors. People can also change the text after it was created.