Executive Board Meeting

August 12, 2015

Location: The Residence of Carolyn Dahlgren – 0034 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren, Antonia Cooper, Gerald Fielding and Krystle Ortell (recording secretary)

Homeowners in Attendance: Susan and Mike Cuseo

1. Call to order at 7:20pm
2. *Approval of March 18th, 2015 Meeting Minutes* – Peter May made a motion to approve the March 18th meeting minutes, Carolyn Dahlgren second, all were in favor. *Approval of May 27th, 2015 Meeting Minutes* – Gerald Fielding made a motion to approve the second draft of the May 27th meeting minutes, Peter May second, all were in favor.
3. Telephone Pole Removal
   1. $60,000 to remove three telephone/electric poles and bury wires
   2. Should HOA dues help with project?
      1. The removal of three telephone poles will only benefit Lot 30 and maybe neighboring lots but will not increase value to the entire community.
      2. Susan Cuseo reminded the Board that in the past there were a number of lot owners that wanted to move/bury telephone poles that ran across the front of their lots and that the previous Board did not approve funds to be used from the HOA. A precedent has been set on this issue.
      3. The Board in not opposed to the owners of Lot 30 doing the project – they are just opposed to the HOA helping to pay for it.
      4. Carolyn Dahlgren made a motion that the HOA should not help pay for the project, Gerald Fielding second, all were in favor.
4. Irrigation *System* Maintenance
   1. Vote on Green Acres to do maintenance on irrigation *system*
      1. Tom Hazard’s company, Green Acres, has been performing irrigation system maintenance. Per the By-Laws, the Board needs to vote on hiring Green Acres to do maintenance of the irrigation ditch, as Tom was a Board Member when he started doing work for the HOA.
      2. Carolyn Dahlgren made a motion to approve a contract with Green Acres to do irrigation system maintenance unless Krystle Ortell finds out that Green Acres rate aren’t competitive, Gerald Fielding second, all were in favor.
      3. Assignment: Krystle Ortell to contact Tom Hazard to determine what his hourly rate is and what maintenance he will be charging the HOA for and what maintenance he’ll be performing for free. Krystle Ortell will also contact Gay Lewis to see what MHMMIC gets charged for maintenance work so that the Board can determine if Tom’s rates are competitive.
5. Campbell Garage Plans
   1. The Campbell Garage Plans have been approved by the ARC.
   2. The McGowan’s and Cuseo’s would be the homeowners most affected by the building of the garage – both homeowner’s were spoken to and agree that the garage will not hinder their views.
   3. Carolyn Dahlgren mad a motion to approve the ARC recommendation of approving the Campbell Garage Plans, Antonia Cooper second, all were in favor.
6. Cuseo Fencing Proposal, ARC
   1. The Board agreed that the Cuseo Fencing Proposal was a non-issue and did not need voted on because it is a *replacement* fence and the Cuseo’s are replacing the current fence with a similar looking fence.
   2. The rewrite of the covenants need to address:
      1. Replacement Fences
      2. Horse Fences
      3. Perimeter vs. Interior Fences
7. Final Review of Water Tank Painting Project
   1. Contract with Mannix Painting
      1. There was no formal contract with Mannix Painting on the outside color of the water tank. The Board paid Mannix Painting an additional $450.00 for material cost to change the outside color of the water tank to “Fatigue.”
      2. Mannix Painting is responsible for any additional labor costs to complete the outside painting of the water tank.
   2. Progress on Outside Painting
      1. One coat of color “Fatigue” has been completed.
      2. Mannix Painting did paint the top of the water tank and the ladder.
8. Update on Covenant Re-formatting
   1. Carolyn Dahlgren passed out an outline for the covenant rewrite. New covenants will be denoted by italics. Old covenants with changes will be denoted with red line.
   2. 2015 Outline of Covenants: Covenants discussed at meeting
      1. 2.2 – Home Occupation - Board is okay with home occupation as long as homeowners follow covenants.
      2. 2.4 – Oil and Gas and Other Mineral Development – need legal advice – the current covenants state that the HOA owns ½ of the mineral rights – the Board needs to find the deed. There should be a deed from the developer (John Wix) to the HOA.
         1. Assignment: Carolyn Dahlgren to contact Jo Ashton and/or Lee Leavenworth to see if either of them has any knowledge of a deed from John Wix to the HOA.
      3. 2.6 – Special District(s) – CARBONDALE & RURAL ONLY ONE??? – The Board agreed that Carbondale and Rural were the only special districts.
      4. 3.1.1 – Platted Lots – does HOA own any ditch right of ways? Or does MHMMIC own all right of ways? Does the HOA own the head gate?
         1. Assignment: Krystle Ortell to contact Gay Lewis to see if she is willing to attend the September meeting to educate the Board on the irrigation ditch process and procedures.
      5. 3.1.2 – WETLANDS? DITCHES? The Board agreed that there was no need to consider wetlands.
      6. 3.2 – Ownership and Development – Need PROCESS FOR LOT OWNER IDEAS?? – The Board agreed that this is not a problem for Kings Row HOA and that this covenant should be excluded.
      7. 3.5 – No Implied Permission to Use Private Property – covenant language needs to include no motorized recreation vehicles in common areas.
      8. 5.3 – Television and Internet: antennae, dishes, etc. – WANT ARC? – Covenant should include language that homeowners are to do their best to hide dishes on their roof and out of sight from neighbors and the roadway.
      9. 5.5 – Gas Tank – NO ELEVATED; ALL UNDERGROUND – as far as the Board knows there are no gas tanks above ground within the subdivision. Covenant should include language regarding gas tanks being either underground or concealed.
      10. 7.4.1 – Service Lines and Sprinklers and Zone-Lines WATER CANONS, ETC.??? – The covenant should include language encouraging homeowners to conserve water and should state that flood irrigation is not permitted.
      11. 7.5 – Encouragement of Water Conservation and Curtailment of Water Service for Waste of Irrigation Water – the Board agreed that Irrigation should be changed to Potable
      12. 14.7 - Noxious Weeds
          1. A formal complaint was brought to the Board regarding the Noxious Weeds on Lot 26 (Christian Lewis – 0283 Prince Drive).
          2. Carolyn Dahlgren made a motion for Krystle Ortell to send a letter to Christian Lewis reminding him of his responsibility to spray noxious weeds, Gerald Fielding second, all were in favor.
             1. Assignment: Krystle Ortell to write letter to Christian Lewis regarding his responsibility to spray Noxious Weeds.
9. Old Business
   1. Form Letter to Jeff for Review
      1. Assignment: Krystle Ortell to send form letter to Jeff Conklin for review.
   2. Antonia Cooper Power of Attorney
      1. Assignment: Carolyn Dahlgren to send Power of Attorney Form to Antonia Cooper
10. Dogs
    1. The dogs on Lot 15 have been attacking other homeowner’s dogs on common area/open space. Peter May would like for any homeowners who encounters a dog that is not under control of their owner to contact the Sherriff’s department rather than the Board.
11. Current Delinquencies
    1. Gunter – is behind 2 quarters and are selling their home
       1. Assignment: Krystle Ortell to send intent to file lien. Lien will be filed on September 1st if payment is not received. Krystle Ortell will also notify the Tile Company of the intent to file lien.

The next meeting will be held September 8th, 2015 – 6pm – Antonia Cooper’s Residence – 0507 Kings Row Avenue. The October meeting will be held October 21st, 2015– 7pm – Peter May’s Residence – 703 Kings Row Avenue.

There being no further matters to come before the HOA, the meeting adjourned at 9:15pm.