

2019 ANNUAL MEETING MINUTES

Treehaven Homeowners Association, Inc.

April 23, 2019 | 5:30 p.m. at 1015 N 7th Street. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

JoAnne Pritza	Mark Shoberg
JoAnna Hedberg	Savannah Kohagen
Shirley Cates	
David Larson (Newly Elected)	

Notice of Quorum Achieved

With six proxies received and nine homes present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management and Savannah K. as one of the Assistant HOA Managers with Bray HOA.

JoAnne Pritza introduced herself as the President of the Board of Directors.

JoAnna Hedberg introduced herself as the Vice President of the Board of Directors.

Shirley Cates introduced herself as the Secretary of the Board of Directors.

Approval of the Previous Years Minutes

The present homeowners reviewed the previous years' minutes.

Motion: Shirley Cates
Second: JoAnne Pritza

There was a unanimous vote by the present owners to approve the previous years' minutes.

Discussion on Upcoming Projects

1. Vehicle Storage Problems

There have been complaints about motorcycles in the neighborhood. They are noisy during all times of the day and are not properly being stored. The owner of this unit said that the tenant will be moving by the end of June, as he will not be renewing his lease. The Board will consider putting a policy in place if the problem is not resolved in by the end of June.

2. Guest Parking Area

The guest parking area has been used habitually by some owners. These spaces are intended for guest parking only. A couple of solutions were proposed:

1. Strip the parking lot to read 24 hour parking & place signs
2. Parking pass system

The Board will discuss the best solution for this project and get back to Bray.

3. Tree Trimming

There are a few trees that are in need of maintenance (some HOA owned, some city owned). JoAnne will talk with Josh Thompson to see if they can take care of it and if not, Bray can coordinate a few bids. The city owned trees can be cut at the property line. JoAnne also has a contact with the city, so she will reach out and see if they will take care of it.

Budget

The reason for the dues increase is the overall increase in expenses. Treehaven has a 3 year contract with Thompson's Landscaping and is on the final year of the contract, so an increase is expected next year. Insurance is also expected to increase 5-7% each year. The increase in minimum wage also plays a large role in the increased expenses.

There are two members of the community that are charged each year for the irrigation water they use (that are outside of the Association). One member pays on time every year, while the other has not paid for two years. The main issues is that this property is not well maintained. The Board will discuss the best solution for this problem and get back to Bray.

There was a call to approve the 2019 Budget with dues at \$105 per month.

Motion: Sidney Breece

Second: Chuck Huston

There was a majority vote by the present members to pass the budget.

Elections

Mark Shoberg called for a motion to open the election for the Board.

JoAnne Pritza volunteered to serve again on the Board as President.

Motion: JoAnne Pritza

Second: Wanda Thomas

There was a unanimous vote by the present members to reelect her.

JoAnna Hedberg volunteered to serve again on the Board as Vice President.

Motion: JoAnne Hedberg

Second: Gloria Breece

There was a unanimous vote by the present members to reelect her.

Shirley Cates volunteered to serve again on the Board as Secretary.

Motion: Shirley Cates

Second: Wanda Thomas

There was a unanimous vote by the present members to reelect her.

David Larson volunteered to on the Board as Member at Large.

Motion: David Larson

Second: Wanda Thomas

There was a unanimous vote by the present members to elect him.

With no other volunteers, the election was closed.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Chuck Huston

Second: Wanda Thomas

All members were in favor. The 2019 Annual Meeting was adjourned.

Signature
