

Lipoma Firs North HOA Annual Meeting Notes

Meeting Date: March 4, 2009

Meeting Location: Silver Creek/Gem Heights Fire Station

1. **Call to Order:** Meeting was called to order at 7:05pm by Don Campbell, property manager due to President's recent resignation.
2. **Welcome & Board/Management Company Introductions:**
 - a. Current Board of Directors introduced, Ken Moan and Teresa Nordheim.
 - b. Introduction of Don Campbell and JC Higgins. Brief updates on what the management company has done since taking over in October 2008. Review of violation report.
 - c. Teresa gave out the new website address and told about the information, which can be found there. It is a free website and maintained by Teresa to reduce the cost to the community. (After the meeting, we received an offer from a homeowner to obtain our domain name of www.lipomafirsnorth.com)
 - d. Fliers handed out and a brief talk about the need to resume our plans for a neighborhood watch program, even though we don't have the same amount of support from the Sheriff office at this time. A meeting will be set at a later date.
3. **Announcement of Voting Power Present (Quorum):** Held until later in meeting verify results.
4. **Financial Report of Association:**
 - a. Bank balance as of 12/31/08 was \$84,455.81. There are 37 lots delinquent on dues, which totals around \$14,000 and reaches 11% delinquents. JC Higgins is taking action on the past due owners and they are in various stages of collection.
5. **Ratification of 2009 Budget:**
 - a. Homeowners expressed concern over the amount currently paid to landscapers. It was noted that the current BOD had obtained three bids from different landscapers and we are currently using the lowest bid. Homeowners would like Manager to discuss reduction of services with our current landscaper, to include less watering during the summer months and less mowing all over. Also, concerned was expressed about a complete reduction in care to the baseball field as a way to save money.
 - b. The question was asked as to why we pay for streetlights on a county street and if this cost should be paid by county. The lights are the responsibility of our Association, but this can be double checked with PSE.
 - c. Homeowners would like to see financial reports available on the website. Manager stated the full report should not be posted but a condensed version can be added.
 - d. Current BOD followed Manager's advice to go with a lower bid on HOA insurance which reduced the cost.
 - e. Manager noted we did not receive enough "yes" votes to go through with the proposed increase of 19%. Therefore, the budget will go through with a 5% increase, which can be done yearly at the discretion of the BOD. Manager noted we will be working with the knowledge that all budgeted items are at the minimal expectation and no money will go into reserves. We will need to pull around \$5-6,000 from reserves this year to pay all of our bills.

6. **Election of Officers:** Manager confirmed quorum was met with 82 homes represented either in person or by proxy. Therefore, this is a legal meeting and voting shall be allowed. Nominations were taken from the floor and ballots turned into Manager. Ballots were counted and our new BOD's announced.
 - a. Ken Moan will serve a 2 year term.
 - b. Katherine Yaeger will serve a 2 year term.
 - c. Mercedes Rippel will serve a 1 year term.
7. **Open Forum:**
 - a. Concern given about the sandwich boards being stolen during the last meeting and how this cost was paid by the HOA. Talk of recent vandalism and the need for our neighborhood watch program.
 - b. When will empty lots be developed? It is unknown at this time and some are in foreclosure.
 - c. Did the violations start over or continue when JC Higgins took over. Some started new and some continued. It depended on the situation and severity of the violation.
 - d. Why not tow car? We have all county streets in our HOA and can't legally tow a car. However, our current rules do state homeowner cars should be stored in driveways and garages leaving room for visitors on the street. Also noted that sidewalk parking is illegal on a county street and people are encouraged to call the non-emergent police line.
 - e. Homeowners were reminded to properly store trash in sealed cans to prevent the crows and wind from blowing trash. Also reminded to remove trash and recycle cans from sight on days other than pick-up day.
 - f. What is new with the development of Lipoma Firs Golf Course? At this point, we know it will be developed, but exact dates and descriptions of the number of homes is unknown.
 - g. Homeowner stated she was pleased with the new, open and inviting manner of the Manager and BOD. She felt we were now working as one and making things better.
 - h. Parking rule will be discussed for possible modifications. BOD would like to see the single car garage homes be allowed one car parked on the street.
8. **Adjournment:** Meeting adjourned at 9pm