

## Colony Meadows II HOA Annual Meeting Minutes

6:30 p.m., 28 January 2014, Clifton Elementary

**Board members present:** James Shoopman, Angela Rubalcaba, Vanessa Sills, and Nadine Bode

**Attendees:** Debi and David Caldwell (representing HeritageProperty Management), Vanessa Shoopman, Dany Bode, Gary Eichin, Loli and Marisol Garcia, Cathy Branscum, and Gloria Martinez Moreno

1. The meeting was called to order at 6:48, when we had the necessary community representation present to cast the night's votes.
2. A. James presented the 2014 budget, emphasizing that the coming year's dues are set to remain the same. He explained the additional irrigation expenses accrued in 2013, which were due to the costs of locating and replacing a valve that had rusted open at the bottom of our system. Dany Bode has been working with Housing Resources to help defray those extra costs; they have reimbursed the HOA for the replacement of dead trees in the common area but have yet to reimburse us for the additional irrigation costs (which they attribute to inadequate initial installation). Dany will push Eldon Krugman at Housing Resources to get that check cut to the HOA. The irrigation system is anticipated to work swimmingly this spring.

B. James explained the HOA's rewriting of the dues collection policy to incentivize community members who've been struggling to catch up on unpaid dues. Though a noteworthy number took advantage of this offer, we still have an alarming budget shortage and will inevitably head toward cutting services if this problem isn't rectified. Dues are set so that the HOA can function with 10-15% not actively paying their dues. Close to \$17,000 are still owed to the HOA. As liens don't help until delinquent homeowners actually sell their properties, we need to get more aggressive in terms of garnishing wages and accessing delinquent homeowners' bank accounts. Our operating cash as of the end of December 2013 is \$1,315.55.

C. A vote culminated in the approval of the 2014 budget.

3. A. James and Nadine have another year to serve of their terms, so the seats up for vote were Angela and Vanessa's. Angela and Vanessa were willing to stay on and were nominated for the seats. We discussed adding another seat so that we'd have a 5-member board. A willing Gary Eichin was nominated for the 5<sup>th</sup> seat.  
  
B. A vote culminated in the approval of Angela, Vanessa, and Gary being appointed to the three open board seats.
4. A. Kathy Branscum asked permission to drive across an unspecified piece of property she claims is hers. The board will take a look at it and make a decision at their first meeting.

B. Marisol voiced her displeasure at what's been going on at 645, which neighbors her family's home, hoping the HOA can help. Apparently 645's owner is incarcerated, and in the interim a few successions of unsavory characters have inhabited the place. Aside from alleged drug trafficking, these rogues have run over her fence and stolen electricity by hooking up an extension cord to the Garcia home while Marisol and Loli are at work. It was deemed that the police need to be notified of every infraction and that the USDA office in Delta needs to be contacted.

C. The called-in abandonment claim regarding 649 ½ apparently got government-level attention, as some weed clean-up has been done.

D. County regulations have changed, allowing for up to 1 junk vehicle per property.

5. The meeting was adjourned at 7:40.