
Meeting Minutes

Treehaven Homeowners Association
Annual Meeting

Sunday, May 18th, 2014 at 2:00 pm at The Commons

1. Meeting called to order at 2:00 pm
2. In attendance are:
 - a. JoAnne Pritza, Board of Directors
 - b. Peggy Fisher, Board of Directors
 - c. Dave Larson, Board of Directors
 - d. Dan Slover, Cedar Creek Realty
 - e. Shannon Wilkins, Cedar Creek Property Management
 - f. Eleven additional homeowners
3. Visit from Mike Daniels of American Family Insurance to go over insurance and answer any questions concerning coverage and rates:
 - a. Coverage includes loss of dues for HOA on covered loss, 1 / 2 million split limits of Liability. D&O policy to cover if board is sued. Policy includes \$1000 deductible.
 - b. Coverage includes common areas.
 - c. Policy does not cover personal property and improvements of homeowner
 - d. Mike advised of steps to take to keep claims to a minimum including keeping watch for common hazards such as charcoal grills, concrete lifting, dead trees, storage of hazardous materials. Keeping a low percentage of rentals and increasing deductible.
 - e. He stated that we have a low claims history and recommended that we increase deductible
 - f. Mike stated rates are increasing across the board due to increases overall in claims, cost of building supplies, and inflation.
4. Old Business
 - a. Architectural Control Committee (ACC)
 - i. Reviewed Architectural Control policies and there were no questions no further old business to address
 - b. JoAnne Pritza stated that at this time the HOA Board of Directors serves as the ACC and asked for any volunteers to serve as the ACC. Dave Larson and Milt Nichols have volunteered in the past.
 - i. Ruth Raymond volunteered to oversee the irrigation contractors as she feels they need someone to check up on them. Marilyn stated that Casey has been in business for many years and asked if they need someone to oversee them. Board agreed there was no need for it.
 - c. Financial Report

- i. Discussion on why there were increases across the board
- ii. David Larson stated increases due to increase in insurance premiums, added services and misc work that varies from year to year.
- iii. Ruth Raymond questioned what extra services were added. JoAnne Pritza advised that we included extra mowing, additional weed spraying, and removal of elm tree shoots.
- iv. JoAnne Pritza stated that there will be no increase in HOA dues this year.

d. Water Report

- i. JoAnne Pritza stated that the existing cistern is not big enough to handle all the watering so they are watering on cycles. She also stated that the water seems dirtier than usual and the filter has been replaced 3 times. They are having Casey Sprinkler out every three weeks to flush the system and check it.
- ii. Ruth Raymond stated she is having her patio poured on Monday and they can turn her water back on after it is done.
- iii. JoAnne stated mowing was not done last week due to the grass being too wet.
- iv. Dan Slover stated that if anyone was having problems with water they can call the office at Cedar Creek Property Management.
- v. JoAnne stated areas of dry spots will be dealt with.
- vi. Ruth stated that she can see water bubbling up at night and no one has taken care of it. Peggy stated that the board already checked and there was no problem.

e. Landscaping Report

- i. Peggy stated they replaced several bushes and that if any are dead they are under warranty and can be replaced. She also stated there are two bushes in Wanda's yard that they do not like the way they were planted and if Wanda wants them replaced the HOA will take care of it.
- ii. Joanna stated they were not happy with the landscaper contractor and will not be using them again.
- iii. Reminder that all homeowners have access to all HOA records during office hours at Cedar Creek Realty.
- iv. Jim Flynn asked about obtaining a copy of Rules and Regulations and Dan Slover advised he could obtain a copy at the Cedar Creek office or we could mail him a copy
- v. Dave Larson brought up discussion about homeowners making sure that gutters and downspouts are working properly. David stated that homeowners may need to go out and check during a heavy down pour to make sure they are not overflowing. Dave stated that several pop up drains that were covered with sod and had to be dug up and homeowners should be advised that there could be a few more that are buried.
- vi. JoAnne Pritza stated that it is the homeowners responsibility to take care of the gutters and drains. Marilyn suggested that homeowners obtain screens that go in the gutter to catch debris.
- vii. Dan Slover stated that the Board investigated and tried several remedies and before they found the cause of the blockage. It is not an HOA problem

to fix and therefore they will not be pursuing the matter any further. The Board is willing to assist and advise but cannot fix the problem.

- viii. Question from Ruth Raymond concerning issue of neighbors gutter problem causing her damage. JoAnne suggested that Ruth have an inspection done to find out where the problem is and who would be responsible for it and then pursue the matter with whom she finds to be responsible. Ruth felt the board wasted her time on the matter. David stated that the board went above and beyond what was required and disagreed with Ruth's statement.

5. New Business

a. Voting for new board of Directors

- i. Voting was conducted via secret ballot.
- ii. 11 votes were counted for each current Board Member, JoAnne Pritza, Peggy Fisher and Dave Larson.
- iii. Quorum was reached and all three Board Members have been elected to another term.

6. Open Floor to Homeowners

- a. Discussion on roof replacement. Many owners were under the impression that part of the monthly dues that are collected were to go toward roof repairs. In fact, the HOA is not responsible for roof repairs and that this was a misunderstanding. Minutes will be corrected to state that no roof repairs will be paid for by the association.

7. Meeting adjourned at 3:02 pm.