

## Lafayette Greens HOA Meeting 5/10/17, 7pm

**Members in attendance:** Douglas Child, Thomas Cook, Lezlie Derber, Tim Heuser, Sarah Kulikauskas, Hiram Wolgemuth. Quorum met.

Thomas Cook called meeting to order, Hiram Walgemuth 2<sup>nd</sup>. Meeting called to order.

**Purpose: New board member orientation- how does this board operate; few items of business to discuss**

### Items of discussion:

- Can manager please get meeting notes and finances uploaded to website in a more timely fashion?
  - Board is ok with putting minutes up on the website with a DRAFT label at the top if minutes have not been formally approved.
  - Board ok with sending minutes around via email and gaining comments and approval via email so there can be a faster turn-around of approval of minutes.
- Tim would like to have financials put onto the website in a form that can be downloaded into excel, or to have it in excel on the website so he can pull it down to his computer and “play with the number”. He has interest in looking at long-term trends to see if there are areas that are rising in costs significantly that we could look at closer to see if we can address ways to save costs.
  - Concern raised that this would possibly be ok as long as the original documents would not be adulterated and no one could change the originals from the website.
- Suggestion was made to put a password on the website so that no one from the general public, not part of the association, would have access to the website.
  - Concern raised that this would be prohibitive to potential buyers as it limits their ability to get access to the bylaws and financials.
- Website maintenance – Tim will send a list of things that need to be updated or fixed to the website manager. Address to email concerns or corrections for the website is: [newlevelstaff@outlook.com](mailto:newlevelstaff@outlook.com)
- When work is requested, could manager (Carl) please give a timeline for repair if it is going to be more than a week out. Also, could manager (Carl) please give a response that he received the work request and that it is in process.
  - Suggestion for manager to create a project list with estimated completion dates
- Officers on the board listed and confirmed. No new vote taken. Can this information be added to the website please?
  - President – Thomas Cook
  - Vice-President – Lezlie Derber
  - Secretary – Donna Scott
  - Treasurer – Hiram Wolgemuth
- Interest rate on reserve account funds concern raised – is there a different bank or credit union, or even consideration of rolling CDs to maximize interest income? Is there a long term plan for replacing certain items (concrete, roofing, siding, fencing, etc), to possibly plan for rolling CDs. Reserve study addresses long term needs to a degree. Can new board members get a copy of

the reserve study, or could it be put on the website? Topic tabled for further discussion when manager (Carl) can discuss.

- Sarah raised a concern about the amount the association pays for water during the summer months. Could we decrease watering by 1 hour? Discussion tabled until manager (Carl) can address questions.

**Items of business/Property Discussion:**

- Owner by 1229 requested to have tree removed due to dropping items on driveway and car in driveway. Board discussed via email and then at the meeting. Tree is healthy, viable tree. Board declines request for removal, but trimming is necessary and will be done.
- Owner of 1243 states that conifer tree branches are rubbing on roof. Board discussed. Trimming will be done.
- Board discussed that trees throughout the property need trimming. HOA needs to have trees trimmed and uplifted.
- Discussion of type of tree to be planted by 1216, but tabled until can be advised by manager (Carl). Noted residents would like a tree that is not as messy (no crab apple).
- Owner of 1243 received letter from HOA that he needed to remove the satellite dish. Resident noted it was placed there by previous owner, but he did remove the dish, but never received a response from 2 inquiries on what the color was to repaint where the dish was removed from siding. Manager (Carl), please respond with paint color.

Tentative next meeting Wed, May 24<sup>th</sup> at 7pm at 1237 (Hiram's residence) to discuss tabled items with manager in attendance. *Note: manager was not asked to attend the current meeting as it was planned as a new member orientation.*

Meeting called to close by Thomas Cook, 2<sup>nd</sup> by Tim Heuser.