

Reserve at Dishman Hills
Homeowners Association Meeting Minutes
January 28, 2016

Present: Board Members: Leo Lang, Jon Bockstroch, Stacy Kuhn, Deanne Langenfelder, Dee Spilker

Call to Order: The meeting was called to order at 6:02 pm on January 28, 2016 at the home of Leo Lang. Welcome was given to Dee Spilker, new to the Board as Secretary.

Reading of Minutes: The December 2015 minutes could not initially be located. The reading/approval of December 2015 minutes were tabled until next meeting.

Financials: Stacy covered the yearend financial statement. The review indicated nothing out of the ordinary. There are still a few residents that are late/past due in regard to the HOA dues. Board will need to let the HOA Management group know for follow up. Overall the budget for 2015 worked out well. Concern was raised it the sidewalks being cleared. There were a few times for snow plowing and it was noted that the company did do the sidewalks on Park, however, when the County plows did Park, the snow from the road was pushed back up on the sidewalks defeating the purpose of having the sidewalks cleared of snow. To have the company come out again, there would be another charge. It was noted that the water bill for 2016 should be lower after repairs to the sprinkler systems were fixed. Question also raised if the budget had been posted online by the HOA Management. This will be followed up on.

Reserve Study: A review of the Reserve Study was done – Component vs Cash Method. Per Lance, HOA Management, the Component Plan is the best way to go. The Component Plan is more accurate than the cash method. There are a few differences between the two.

The HOA is in good shape in regard to the reserve funding. There is a good amount in the reserve even with some of the funds being used for expenses, i.e., landscaping, sprinkler repairs, painting of fences, etc. Also the landscaping should be less in 2016 vs 2015.

Motion made to accept the component method for reserve analysis and use. Seconded and approved by the board.

8th Avenue and Edgerton Plans: Discussion was held that with the wet ground, this may be a good time to have Haase remove the rose bushes. Deanne will follow up with Haase about removal of rose bushes located by the swale and entries. Leo will talk to The Hoskins' about removal of the rose bushes by their front side along the entry from Park. Deanne is looking at what to plant in place of the bushes. Landscape should be mid-height to short, low growing in order to have a clear view of the roadway. Considering low shrubbery, tall grasses, day lilies, ground cover. Want low maintenance plants.

Also under consideration is the possibility of rocks/boulders at entry ways with the possibility of having the name of our housing development engraved/etched/painted on them. Deanne will check with the Rock Placing Company on costs. In regard to the engraving/etching, Stacy will check with someone she knows who may have the equipment to do engraving/etching.

Discussion also held in regard to the center island at the entrance from Park Road. Deanne suggested plants that are low maintenance such as lobelia, alyssum, etc.

Display Board: This topic has been tabled until a later date due to the change in circumstances of the designer of the display board.

NEW BUSINESS:

Community Yard Sale: The board is in agreement to go forward with a community yard sale. Notice/flyer will be made and handed out to the residents so they are aware of and can plan for the community sale, if they wish to participate. Date selected was June 4, 2016. Ads will be placed in the paper and Craig's List along with signs posted. As the date nears, reminder flyers will be distributed to residents.

Newsletter: The first newsletter that was distributed by Deanne was well received by the residents. The newsletter will be pursued and published on a quarterly or as needed basis. This is a good way to get updates and information out to the neighborhood. Dave Spilker will publish the newsletter. An updated list of emails will be requested from Lance, HOA Management.

Snow blower: Leo brought the topic of the HOA having a snow blower available to clear the sidewalks and to help residents who are unable to clear their driveways. By having a snow blower, it would save the HOA, the amount charged for clearing sidewalks when the walks are plowed over. Jon mentioned he has a snow blower that he does not use. Discussion was held on where to store the snow blower and cost for maintenance and supplies. A small shed could be placed on the corner (triangle of grass) area of the swale. The sod could be removed and replaced with rocks. The shed use could also house any other equipment, i.e., paint sprayer. Leo will check on costs to do a shed/set up. Determination would also need to be made on a snow blower.

Avista Lights: Discussion held about the street lights that were out. Several calls were made to Avista to get them repaired and working again. The suggestion from Avista was made that if a light is out, place a strip of colored duct tape on the pole so Avista will know which light needs repair.

General Topics: Stacy requested a list of the new people so welcome gifts could be given to them. The annual December meeting went well. Deanne mentioned that Cindy Greenslitt shared with her that Cindy's daughter, son in law and children would be living with them for 3 months starting March 1. Dee shared that Al Friedman who lives on E. 6th Lane passed away in January.

Next Meeting: The next HOA Board Meeting is scheduled for March 10 at 6:00 pm.

Motion made and seconded to adjourn meeting. Meeting adjourned at 7:00 pm.