

**Reserve at Dishman Hills**  
**Homeowners Association Meeting Minutes**  
**December 7, 2016**  
**Annual Meeting**

**Present:** Board Members: Leo Lang, Deanne Langreder, Sheri Poulson, Dee Spilker

**Absent:** Jon Bockstruck

**Guest:** Lance Ficklin

**Call to Order:** The meeting was called to order at 6:35 pm on December 7, 2016 at Brookdale Park Place, Sun Room. Twelve (12) homeowners were present for the annual meeting. Quorum was determined present by number of homeowners present.

**Welcome from Leo Lang:** Leo Lang welcomed the group to the meeting. Introductions were made of the Board Members and guest, Lance Ficklin from the HOA Management Services Office. There will be no rate increase in the HOA dues for 2017. The work done for 2016 included the improvement of the east side of the entrance located at 8<sup>th</sup> and Edgerton. Plans for 2017 include to improve the west side of the entrance. The sprinkler systems for the common areas have been repaired and all are now working properly. The snow removal for the winter season will be done by C&C Yard Care. Plowing will be done at 4 inches of snow. Deicing will be done on an on call basis as needed. The sidewalks will be done by the community. The problem with having C&C do the sidewalks, is that they will do them, then the county plows go down Park and the snow is pushed back on the sidewalks. To have C&C come out and do them again, it is an additional charge. Homeowner, Doug Seibel, has a snow blower that he has offered for use by volunteers to do the walks. We are looking for volunteers to use the snow blower to clear the walks. There were two volunteers from the meeting: Daniel Keller and Jerry Langreder. Deanne also indicated that last year, there were a few senior folks who needed help with snow removal. If there are senior folks who need help, please contact a Board Member or Doug Seibel.

**Budget for 2017 – Approval:** No rate increases for 2017. There is money in the reserves and the projection is that we are in good shape. Expenses for 2017 should not be high. All items have been budgeted from last year to this coming year. We are receiving income for the sign on 8<sup>th</sup> and Park for Taylor Cottages. A motion was made to approve the 2017 budget and seconded. Voted on and motion carried to approve budget for 2017.

In addition, we will be publishing a newsletter that will include information for lawn services, sprinkler services for homeowners who wish to have this service.

**Landscape:** Deanne provided an update of what has been done in 2016 regarding landscaping. Weeds are being taken care of by Ben's Way and number of weeds in common areas has been reduced down. Landscaping is now in a maintain mode. All plants are low maintenance and perennials and deer resistant. Question was raised about using organic spray for weeds as there was concern about spraying along fence lines and the spray also lands on homeowners' flowers. There was also concern expressed about dead trees located in the County side of the Dishman Hills which could potentially fall on

homeowners' homes. Suggestion was to write a letter to the County/Dishman Conservatory to address the trees and need for removal due to dying and Bark Beetles before the trees cause damage to homes. This letter would be from the Board. First step would be a letter from the development and then if no success there, have individuals make contact.

**Neighborhood Watch:** A review of setting up a Neighborhood Watch was shared by Dee. Consensus was to move forward with setting up a Neighborhood Watch. Dee volunteered to be the Neighborhood Watch Captain and will start the process to get this set up.

**Nominations and Elections for the Upcoming Board Positions:** The following positions were up for nomination and elections: Vice President, Treasurer, and Landscape Director. Nominations were as follows:

Vice President:	Daniel Keller
Treasurer:	Sheri Poulson
Landscape Director:	Deanne Langreder

A motion was made and seconded for the above nominations to the positions as identified. Motion was voted on and approved.

Motion was made to close the meeting and seconded with motion being approved. Meeting ended at 7:45 pm.