

# HOA AT DISHMAN HILL RESERVE

## BOARD MEETING

JUNE 12, 2014

OPENED: Opened with Qunn, Lynda, Leo, Lance, Cindy, and Judy present.  
Meeting began at 6:55.

Cindy Greenslitt wanted to inform the board that her daughter and family are going to be moving out of their house soon. They were closing on their home and had applied to House Hunters on HGTV when they began looking for a house. They are in the second stage and were told that they could possibly be accepted. If this occurs, they will have a HGTV camera crew here to view where they are living now sometime around the middle of July. She was giving the board a heads up so there would be no surprises.

Lance, from our new Management Company, was the second on the evening to address the board. He explained how his company works. That the board has the final say on everything related to the HOA, Monthly financials are sent out, with the yearly budget put together for the board to adjust as they see fit. He makes his rounds through our neighborhood every 2 weeks for sure, but mostly he comes every week. On his drive through he takes notes of any in non compliance with the CC&R's and would then send out a letter to those in non compliance with a date to have it fixed by. If it is not corrected by that time there would be a fine set and they would be informed of the amount. He also shared that if it is not corrected The homeowner may also have to pay a fee for someone else to come in and do the work for them. Of coarse no wants it to get to that point, but if necessary it will be taken care of one way or the other.

Price of the services was brought up. We had been given two prices and wanted to know which price they were charging. After sine discussion, Lance was to look into the matter and let Judy know on Monday what he found out from Valarie. Lance left a contract for us to look over and then get signed prior to July 1, 2014.

Lance also explained that when they take over they will be sending out a welcome packet to each home giving them the numbers to call, and whom to talk to. He also noted that they make up a web page for us which should help in answering a lot of the homeowners questions. He agreed that the Management Company would be willing to have a meeting to meet all those living in our neighborhood and answer any questions they might have.

It was agreed, by the board, that July 11, 2014 would be a good night to have an open HOA meeting for the purpose of meeting the new Management Company employees and allow them to ask their questions of the company. A party was suggested. Maybe one that was talked about in the last HOA meeting. Judy will address that possibly with Richard to see if that can be done.

Quinn will get in touch with the Management Company in Oregon to get the Homeowners Association Services, Inc. the information they need to make a timely transfer of records.

The vendor for the grounds was discussed. Quinn was working on that and should have a bid for us to look at sometime that next week. After we looked at it and got back to him as to our opinions, he would address that with the vendor and get things going by the following week. Thus, by June 21 vendor should be approved.

Fencing at end of N Edgerton was discussed and agreed that we would go with the bid from Neighborhood Fencing. There had been an offer of used fencing being given to the HOA to use, but after some discussion it was decided to go with all new fencing. We will wait until July to put the fencing in. We will pay ½ at the beginning of the project and the balance at the time the fence is done and approved.

It was noted that Gary's water problems had been fixed.

Avista is also taken care of.

The HOA group meeting will be held Friday July 11, 2014. This will also be the next board meeting. Hopefully there could be a party planned at that time and held in the park across the street.

Adjusted watering was discussed. It was noted that the east end of the swale, that had been repaired, looked very dry. Quinn will look into the watering problem.

Quinn motioned to adjourn and Lynda seconded. Meeting ended at 9 pm.