

VIEWPOINTE AT REDONDO HOMEOWNERS' ASSOCIATION
Minutes of the Annual Meeting on May 3, 2010

CALL TO ORDER: The meeting was called to order by President Debbie Will at 7:00pm on May 3, 2010.

ATTENDEES: Members of the association that were in attendance introduced themselves and stated the number of years that they had lived in the neighborhood: Jeannette & Mike Alderson (Lot 17/19 yrs); Judy & Rob Walker (Lot 40/17yrs); John Packard (Lot 14/20 yrs); Chuck Hawes (Lot 35/14 yrs); John & Tamara Armstrong (Lot 9/6yrs); Wes & Debbie Will (Lot 18/12 yrs); David Kelliher (Lot 21/18 yrs); Sue Barrett (Lot 22/8 yrs).

MINUTES: The minutes of the 2009 meeting were reviewed and approved as written.

TREASURER'S REPORT: Jeannette Alderson presented the financial report.

This year was pretty uneventful, financially. Rather than make a \$2,000 deposit into the reserve account, the board elected to spend some of that money on beauty bark at the entrance and the island at a cost of \$1,100, leaving \$900 to put into savings. The total in reserve is now about \$5,000. There was some repair needed on the sprinkler system. Landscaping is still the largest expense, but it is looking better under the current contractor. There were no questions about report.

COMMITTEE REPORTS:

Architectural Review Committee: Homeowners are reminded that it is necessary to submit Request for Modification forms whenever planning exterior changes, e.g., paint, fencing, roof replacement, garage doors. The committee should be notified even if you don't think the work needs formal approval. The committee noted that most members are following the protocol, but one homeowner who has replaced their roof did not; the color would not have been approved.

The subject of painting guidelines came up. When the ARC proposed painting guidelines several years ago, the proposal was met with significant resistance. (So we haven't tried again.) The committee does provide feedback and make recommendations when a request has been submitted that is outside the typical range of exterior colors and trim. Sometimes this has been well received – and sometimes the recommendations have been ignored.

Donation Barrel: Rob Walker reported the Multi-Service Center is very appreciative of ViewPointe's holiday food drive! MSC provides the 60-gallon cans, which are filled with food donations multiple times, sometimes several times in the same evening. We usually get cash donations (\$300 in 2009). Many thanks to the Walkers for their efforts with this activity and to those that have helped them with it as well. It takes a lot of time and effort each night of the holiday season.

OLD BUSINESS:

Mailboxes: Thanks to Mike Alderson for replacing the roof shingles on the mailboxes. The back of the structure will be painted this summer.

Bylaws: Sue drafted a new set of Bylaws using the original set plus a number of different templates. The board has not fully reviewed the new draft, however, so the decision was made to postpone any further discussion or action. Mike Alderson reminded the group that any changes have to be voted on by all members and then re-recorded just like covenants, as they are recorded against title and legally binding. (Estimated cost: \$400-\$500.) Debbie asked for volunteers to review the new draft. John Armstrong, David Kelliher and Sue Barrett agreed to look at it.

Vendors List: This has not been sent out yet. Homeowners are encouraged to provide names and contact information for vendors they recommend based on quality service.

“Hello Neighbor” Letters: This has been an effective tool for urging compliance with neighborhood standards. (Executive board deserves a pat on the back.) However, the most recent letter about the condition of one of the yards and remaining holiday decorations has gone without response. It will be followed up with a Second Notice by registered mail. Homeowners should notify Debbie if they observe a situation that needs to be addressed.

Dog Poop Problem: Some homeowners are still finding dog poop in their yards. There was further discussion about putting a sign at the entrance to discourage people from walking their dogs in Viewpoint. No action was taken.

NEW BUSINESS:

2010-11 HOA Budget: Jeanette presented the proposed HOA budget for fiscal year 2010-2011. It is slightly less than last year and no large expenditures are anticipated. There was discussion about building the reserves and a motion was approved to do so.

Fence replacement: The fence that borders the ViewPointe neighborhood on 1st Ave South will need to be replaced in the not too distant future. Based on several estimates, the cost to replace it (without painting) will be more than \$8,000. If the cost of replacement is shared equally by all homeowners, it would be approximately \$300 per lot. There was discussion about whether an assessment should be made when the fence is replaced or whether dues should be increased now so the money is on hand. It was decided that we should “forecast” the fence replacement now and add \$150 to the regular annual HOA dues two years in a row, collected in 2012 and 2013.

Work party for fence repair and maintenance: Debbie & Wes have already done some work on the fence to try to extend its life, but it needs more maintenance. A volunteer work party is scheduled for June 5th or 6th. Walker, Kelliher and Armstrong offered to help.

E-mail distribution list and newsletter: Debbie is trying to get this all done electronically, but she needs more homeowners' email addresses. She is going to try to go door-to-door to collect what she doesn't have, but would appreciate any help that anyone can offer with sending her addresses of your neighbors.

Collecting aluminum cans: Lorna Packard has a new non-profit she's working on for AIDS (www.preventiontime.com). Rather than putting your cans in recycling, please leave them in a sack on their porch or by their garage, and help the cause. (They get \$.60 per pound for them.)

Noticeable neighborhood activity: It was reported that a huge flow of cars and people have been coming and going all hours of the night to one of the houses in the neighborhood. Please report any unusual activity to any member of the board.

DOOR PRIZES:

Drawing for gift certificates: The Armstrongs and Walkers won the door prize drawing.

Homeowner participation: Attendance at HOA meetings continues to be low (we're getting only about 20% participation). An idea was presented to try and encourage more owners to participate in the annual meeting. The thought was to set all homeowner's dues higher by \$35-\$50. Then if the homeowner comes to the meeting, their dues are discounted by that amount. If the homeowner does not attend, they are assessed dues at the higher amount. (It is legal to do it this way since the Homeowner's Association is not a public entity.) The board will discuss this proposal.

ELECTION OF OFFICERS:

President: Debbie Will
Secretary: Rick Meeder
Treasurer: Jeanette Alderson

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:36 pm.