

VIEWPOINTE AT REDONDO HOMEOWNERS ASSOCIATION (HOA)

Annual Meeting May 11, 2017

CALL TO ORDER: The meeting was called to order by HOA president Wes Will at 7:05 PM

ATTENDEES: (13 total)

- Will Debbie & Wes (President, 18)
- Alderson, Jea (Treasurer, Lot 17)
- Genord, Gail & Doug (Secretary, 26)
- Cleveland, Craig (11)
- Packard, John & Lorna (14)
- Swank, Belinda (16)
- Curwood, Natalie and Rick (23)
- Hawes, Chuck (35)
- Hilton, Cathy (37)

OPENING REMARKS & WELCOME:

Introductions were made

2016 Minutes were reviewed and accepted

Treasures Report (Jea Alderson): Biggest expense items were new fence repair, lawn care, LED entry lights, water and insurance. State Farm is (\$130 increase) is the only insurance company for that will insure HOAs. After collecting dues and applied expenses about \$6000 went into the reserve account. Expenses for 2017 should be about same (other than no fence repair) and \$9600 will be in checking and reserve fund at end of fiscal year.

A car ran into the fence after it was replaced and had to be repaired at HOA expense. HOA insurance was not pursued as the deductible was about the same as the repair bill. Overall about \$13K was spent in 2016 for the new south section of the fence including the repair cost.

Budget proposed for 2017 was approved.

Committee Reports

Architectural Committee: Wes described the role of the committee and pointed out the committee lost a member due to moving out of the neighborhood. Wes pointed out the need to submit approval form for exterior changes (paint color, sheds, other outside features). Major changes to the front yard landscaping should also be reviewed. If concerned, please report any architectural modifications you witness in the neighborhood to the HOA board for their follow up. Wes asked for volunteers that were interested in becoming a AC member. No one at the meeting volunteered so the seat remains vacated.

Holiday Can Drive – Collected 3 truckloads (1300 lbs.) full of food donations and \$150.

Discussion took place regarding the Christmas lights and ways to encourage participation.

Old Business

Gazebo Lighting: Old halogen bulbs at entrance were quickly burning out; tried to replace bulbs with existing technology but fixtures were too degraded. Frank Duke suggested using LED flood lights. LED lights were purchased. Plastic substructure containing wiring needed to be reworked due to cracking of fastening points. A contractor was called in to install the new lights. Power consumption has been reduced significantly due to the LED conversion. The entry light timer was replaced with a dusk-to-dawn light sensor to avoid having to adjust timer. The new lights seem to be working well.

Home security. Not many security incidents have taken place. Some car prowls. Asking homeowners to report incidents to the HOA board. More security cameras are being added to homes throughout the neighborhood. It was recommended that home owners use their security systems when at home at night as well as when away.

Online Nextdoor neighborhood website regularly reports activity in the extended area.

Wes pointed out the requirement that homeowners are responsible for keeping their front and rear yards regularly maintained. Wes asked homeowners to notify the HOA board when yards are not kept to standards expected.

Plans are being made to replace a couple bushes in the entryway along the fenceline that were not healthy.

Discussion on tree removal took place. It was not clear what the policy is.

Wes proposed reducing the dues by \$50. Discussion pursued. It was decided to table the suggestions and the board will present a capital investment plan next year. It was asked that the sprinkler system health be assessed.

Website: Viewpointehoa.org, user name: Viewpointe, password: Redondo

Board members were re-elected

Packard Garage Sale will be held on June 8, 9 and 10 for the benefit of a non-profit (South Africa Aids Prevention and Orphan Care)

Door Prizes were selected (Azteca \$25 – Lorna Packard, Tokyo Steak House \$25 – Belinda Swank)

Meeting was adjourned at 8:17 PM