

SR4 Annual Meeting Minutes

Date: April 5, 2016

Start Time & Place: 6:31 PM at the Reynolds Branch Library Community Room

End Time: 8:05 PM

Attendees: 20 individuals attended

15 houses represented (26% participation): 3535, 3555, 3565, 3605, 3680, 3690, 3695, 3700, 3705, 3760, 3803, 3827, 3830, 3835, 3895

Introduction

- Tim indicated John Gress was unable to attend due to a family matter. John will be resigning from the board and thanked him for his 6 years of service on the board.
- Jane is an original owner in the neighborhood. Homes were built in 1975.

Arc Report

- Jere reminded everyone that external changes require Arc submission and approval
- Pre-approved Paint colors and shingles are on website.
- If pre-approved, just let ARC know that you are doing work.
- New guidelines were published in 2015 and can be found on website.

Landscaping Report by Merilee

- There will be a special city pick-up for branches as a result of the storm. We will let everyone know the date when released.
- City will plant 3 pinon pine trees in the median. Some wanted deciduous tree, but pine is more drought resistant. The lower branches can be pruned if they become a sight hazard.
- Inquired if anyone wanted to budget for work on south end of median strip like the north end. Putting big rocks there was supported. Katherine suggested that this be put in budget for 2017 and there was consensus.
- Helen mentioned the fire lane to the north is covered in trees which should be cut down.
- Spring cleanup scheduled for Saturday, April 23. Rain date April 24. Meet 9:00am center cul-de-sac.
- Sanford requested tree pruning on north end. There is money in budget for this.

Community EcoPass Update

- Presented by Ed. The rates were increased for EcoPass this year, but we managed to meet our goals and have a surplus.

- Howie, Helen, & Katherine are the coordinators for the neighborhood.
- October is the month that enrollment process begins.

Financial Reports

- Katherine presented the 2015 budget report, P&L statement and balance sheet.
- Presentation of 2016 budget report, P&L statement and balance sheet.
- HOA invoices for 2016 were emailed on 4/5. Due date is May 30.
- Next year due date will be April 30, then March 30. We are trying to sync the HOA dues with the actual fiscal year and budgeting process.
- Dues were increased \$20 for 2016 to \$330, a 6% increase.

Open Community Issues

1. Question on "Grand Canyon" in our street. Jim indicated that he has contacted Brian German of the City Transportation Dept. to put cement cross paths there to channel the flow of water that is coming down the street. Will send out email info when it is received so more people in the neighborhood can voice their concern over ruts to speed up process.
2. Ongoing Longwood problem. There are a few owners who continue to be annoying by taking down the SR4 property signs and mow in the open space. We will continue to send legal notices as needed to insure there can be no additional encroachment for an adverse possession claim.
3. Clarification on Fire marshal request for mowing in open space. It was suggested but not mandated and we will not be doing it.
4. Request to send SR7 a notice to request stop spraying toxic pesticides in the area.
5. Questions on runoff and flooding. Jere explained that he walked through area with civil engineer. Law states that you cannot have runoff greater than before the development. There is nothing that can be done to prevent the flooding because the real issue is the groundwater table. The houses should have been built a foot higher. The best suggestion is that each homeowner install as many sump pumps as is needed for their situation and build their own french drains to route water around their house. During spring cleanup time, residents should help keep the outfalls open & clear.
6. Requests to contact SR7 to keep their constructed drains clear of grasses and cattails. It was discussed that lawsuits were not practical because of costs. The best is to call their property management company and keep requesting cleanup when necessary, especially during the spring runoffs.
7. The solar panel issue at 3555 was discussed. Tim emphasized that the Board's decision to pursue enforcement of the HOA Covenants under the HOA enforcement procedure was because the solar thermal panels were installed without ARC approval and the process required by the Covenants was not followed. Tim also emphasized that the Board is seeking to resolve the issue with Paul Culnan through dialogue and will

only pursue further legal action as a last recourse. Henry and Jere explained that there are more efficient ways to achieve the objective of net zero for energy. The technology is not only outdated, but also poses a sight line problem for neighbors. Helen indicated that when you live in such tight quarters, even though we are a very solar and energy efficient community, you still have to be neighborly and look at the common goals, not just your own. Paul indicated that his viewpoint needs to be presented to everyone so you can weigh both sides of the issue. He requested his letter to the Board of Directors be sent to everyone.

Board Nominations & Elections

- John Gress and Katherine Velasco are retiring after 6 and 8 years respectively on the Board.
- Katherine indicated that she would agree to do the books for 1 more year IF no one can be found. After that, we may have to hire a bookkeeper.
- Tim Pletcher, Jim Wyss, and Andrew Ogden agreed to continue on Board. All three were nominated and voted onto the Board.
- Ed Sacks & Paul Culnan were nominated and voted onto Board