

Heritage Park HOA 2023 Annual Meeting – Minutes

November 1, 2022

Establish Quorum and Call Meeting to Order

Greg Devey, HOA Board President, called the meeting to order at 7:03 PM.

A quorum was established, since the Board received 9 proxies and 30 homeowners were present at the Zoom Annual Meeting compared to the requirement that 10% of the 202 homes belonging to the HOA be represented at the meeting. Homeowners present at the Annual Meeting plus proxies received were less than 51 percent of the total HOA homes.

Introductions

Greg introduced Board members Tom Tagart and David Moe plus HOA Community Solutions representatives Kylee Giovannini and Lyndsay Tuley.

Review and Approve 2021 Annual Meeting Minutes

Since the 2022 Annual Meeting Minutes were included in the meeting notice sent by U.S. mail to all homeowners, Greg dispensed with the reading of the minutes and asked for comments. No comments were received. It was moved and seconded to approve the 2022 Annual Meeting Minutes. All homeowners in attendance were in favor of approving the Minutes.

Community Updates – Board Review of HOA Accomplishments in 2022

Greg conducted a review of HOA accomplishments in 2022. Major accomplishments reviewed included:

- Playchips were spread in the playground area to the depth recommended in the playground inspection report from 2021.
- Will conduct a playground equipment inspection in November, 2022.
- Per the request of homeowners at the January 2022 Annual Meeting, the Board has been creating a Budget Comparison Report quarterly and posting it to heritageparkhoa.net.
- Conducted required Level 2 Reserve Study for the Heritage Park HOA for Fiscal Year 2022. The Study recommends that the reserve account balance at the end of 2022 should be \$44,664. 00.
- Conducted Annual Backflow Testing.
- Replaced the trim and roof support beam on the gazebo. Then later painted the gazebo.
- Fixed the drainage problem on Nassau Ave at the entryway from Northshore Parkway.

- Thanks to homeowner Brad Chesson for maintaining the flag in the park and lowering it to half-mast at appropriate times.
- Held the annual Heritage Park Garage Sale.
- Conducted the annual Easter Egg Hunt. 3,500 eggs were spread throughout the playground.
- Thanks to Madeline Moe and Donna Miller for evaluating and then approving/rejecting requests of individuals who want to join the Facebook site for our Heritage Park HOA Private Homeowner Group. The site currently has more than 160 homeowner members.
- Thanks to Bryan Gorder for being the webmaster for our Heritage Park HOA Internet site, which contains all of the official documents, minutes and forms for Heritage Park. Even though Bryan and his family moved to Arizona in 2021, he has agreed to continue as the webmaster for the site.
- Thanks to Brad Chesson, Bruce Carmichael, Donna Miller, Thomas Williams, Aaron Johansen and Joe Major, all members of the Architectural Control Committee (ACC), for taking the time to review and approve the many homeowner Project Applications we received this year.
- Conducted Halloween decorating contest.
- HOA Community Solutions performed quarterly neighborhood walkthroughs and informed homeowners of HOA policy violations.
- Negotiated a two-year contract with CAU, our Heritage Park insurance provider, to fix the premium for the next two years.
- Installed new signs on park benches and in the park.
- Fixed the drainage problem in the Play Area.

Community Updates – Board Review of HOA Proposed Plans for 2023

Greg conducted a review of the following proposed plans for 2023:

- Resurface basketball court.
- Stain wood fencing.
- Repair/Replace gazebo roof.
- Install new shingles on some of the mailboxes.
- Obtain new sign for the gazebo.
- Fix cracks in asphalt paving in the Park.

- Consider imposing a Rental Cap for Heritage Park homes.

We plan to hold the following events, subject to any COVID-19 restrictions in place at the anticipated time of each event:

- Hold Easter Egg Hunt.
- Hold a “Meet the Neighbors” BBQ event.
- Hold a competition for best Halloween decorations.
- Hold the Neighborhood Garage Sale.
- Hold a competition for the best Christmas decorations.

Voting (By ballot)

All ballots submitted by homeowners were tabulated by HOA Community Solutions. The ballots included both those nominated to fill the open three-year position on the Board and the question of whether to waive the Financial Audit.

David Moe was unanimously elected to fill the open three-year position on the Board.

At the Annual Meeting some homeowners felt there was a lack of clarity about what the result would be by voting for or against performing an annual financial audit for 2022. Lyndsay Tuley then explained the three-step process that is taken by HOA Community Solutions and the HOA Board to ensure that all expenditures are approved and legitimate and that the amounts are reflected accurately in the year’s budget reports. Following this review process should eliminate the need to perform a costly formal financial audit. Homeowners in attendance that had not submitted a ballot were then given then opportunity to vote via Zoom on whether or not to waive the audit. The final tally was 27 votes to waive the audit from Zoom Meeting attendees and 7 votes to waive the audit from ballots submitted. Hence a financial audit for 2022 will not be performed.

Open Forum

The following items were discussed by homeowners in attendance, including the Board members.

- More or Better Swings – A homeowner asked about the possibility of having more or better swings in the park. The Board had previously considered this possibility and determined that ordinances require that the size of the play area would have to be expanded considerably involving removing grass, installing new borders and added playchips to the expanded area.
- Pickle Ball Court – A homeowner asked about the possibility of adding a Pickle Ball Court. In 2021, the Board requested a tentative bid for the cost of installing a Pickle Ball Court. The bid received at the time was about \$8,000.00. Also, the Court would reduce the green space in the park. Questions about such a court include: “Should a fence be installed around the Court? Would the users of the Court bring their own equipment? Since there is no public Pickle Ball

Court in the vicinity, would we have a problem with outsiders coming to the neighborhood to use the court?"

- Rental Cap for Heritage Park Homes – It is not desirable for a community such as Heritage Park to have a large number of rental properties with absentee owners. Rental properties are often the ones that have HOA property violations or do not pay fees on time. The idea would be to put a cap, such as a percent of the 202 HOA homes, on the number of homes that could be rented at any one time. At the Annual Meeting, many questions were asked and suggestions made by attendees about the Rental Cap concept. For example: "What should the percent of rentals allowed be? What if the owner is a company that rents out the property? What about short-term rentals where the owner intends to move back into the property?" The Board has just begun to study the Rental Cap situation. The threshold is high for imposing a Rental Cap – 2/3 of homeowners must approve such a plan. The Board will investigate further the requirements for approval of such a plan. It was decided at the Annual Meeting that the Board will send out an email to homeowners describing the Rental Cap concept and soliciting ideas about what the parameters of the Rental Cap plan should be. After receiving and reviewing homeowner feedback, the Board would put together a draft plan for the Rental Cap and send it out to the homeowners for review and comments. The draft would be finalized, then the Board would submit the Rental Cap plan to homeowners for a vote.
- Easter Egg Hunt – It was noted that nearly all of the plastic eggs used during the last Easter Egg Hunt were recovered. Hence this year the HOA will request donations of only candy to fill the eggs.
- How Much Watering – A homeowner observed that some automatic watering of the Park during the hotter months is being wasted. More controlled watering of the Park could reduce the HOA's water bill. The Board will work with our landscaping contractor to ensure that watering the Park is done in the most efficient manner.
- Large Storm Water Costs – Questions were raised about the large costs incurred for storm water this year. The Board explained that those large costs were due to fixing the drainage issues in the play area.
- More ACC members – The ACC is two members short of being fully staffed. ACC Members review and approve/reject project applications for such projects as painting, tree removal, landscaping, new fencing and roofing. If you are interested in volunteering to serve on the ACC, please contact Kylee at HOA Community Solutions.

Adjournment

Greg Devey adjourned the General Meeting at 7:47 PM.

Call Meeting to Order

Greg Devey called the Budget Ratification Meeting to order at 7:47 PM.

Review and Ratify the 2023 Budget

Greg led the review of the proposed 2023 budget. There was no discussion from the meeting attendees. Homeowners present at the Annual Meeting plus proxies received were less than 51 percent of the total HOA homes. Hence the 2023 budget was approved by law.

Adjournment

Greg adjourned the Budget Ratification Meeting at 7:58 PM.