

Clearwater Creek Homes Association

Meeting Minutes

November 4, 2019

Josh Roberts' Home

Meeting Attendees:

Brian Belford

Erin Ollig

Josh Roberts

Tank Sherman

Lamont Wynn

Alex Lawson, Home Association Solutions

Dylan Stang, Home Association Solutions

1. Meeting Minutes Approval

Meeting minutes from the August 28, 2019 meeting were not ready to approve. They will be ready to approve for the next meeting.

2. Grounds

A quote has been received to install rain sensors on the sprinkler heads to eliminate overwatering when it's raining. Dylan will see if Signature will cover the cost of the rain sensors, as previously discussed. Another service that Signature could help pay for is the aeration and seeding.

Some trees still need to be planted to replace diseased or dying trees. Dylan will inquire with Signature on their cost for tree service.

Bids are currently being received for the landscaping vendor in 2020. Once all bids are received, they will be sent out to the board to approve a vendor.

3. Financial

Our financial report is significantly better this year compared to last. This was due primarily to the repayment of debt owed by multiple homeowners. More than \$21,000 was collected last year.

A draft budget was discussed for 2020. A 5% increase in dues was discussed to help pay for some anticipated costs. Those include monument sign repairs and tree replacement. The attendees approved the draft budget (Sherman made the motion, Roberts seconded).

4. New Business

- a. Restriction changes were discussed to include sheds and other issues. Dylan stated that if our group decides to revise the declaration of restrictions, we should look at addressing other items that need to be updated. It is an onerous process - a majority of residents need to approve the new documents, an attorney needs to update the documents, and there are a variety of filing and recording fees associated with the change.
- b. The annual meeting is scheduled for mid-January prior to the dues payment deadline so people can ask questions about the dues increase. The annual meeting is tentatively scheduled for January 14, 2020. Dylan will check with the elementary school to see if we can hold the meeting there.