

Clearwater Creek Homes Association

Meeting Minutes

November 24, 2020

Zoom Meeting

Meeting Attendees:

Erin Ollig

Josh Roberts

Kelly Wynn

Lamont Wynn

Dylan Stang, Home Association Solutions

Meeting began at 6:32 PM

1. Approve Minutes

The committee reviewed and approved minutes from the September 15, 2020 meeting.

2. Grounds Discussion

Dylan shared that we received three bids for grounds service – Green Lawn, Signature (current contractor), and Roots. Currently, the bids include the area west of Hedge Lane where the city is taking over the property. The bids will be adjusted after we select a contractor to remove that area and to remove the need to chemically treat that area as well.

Green Lawn added an option for grub control, which is something that will need to be addressed. Dylan explained that he has worked with all the companies that submitted bids. The committee selected Green Lawn based on the low bid and services provided. They offered a three-year contract option, however, the committee decided to request a two-year contract to check-in earlier on their services if needed. The committee most likely will request treatment for bagworms next year as well.

3. Financials Update

Dylan reported that our current financial balance is good. We have approximately \$15,500 more than this time last year due to increased collections and lower expenditures. He recommended that we continue to collect debt, as we are making a lot of progress. We have one high debtor that we will pursue next year. Our stronger financial position puts us in a good place to spend more money on issues such as tree replacement, irrigation repairs, and monument sign repair.

4. Budget Discussion

Dylan shared a draft budget to be presented at the annual meeting. Only a few changes from last year were proposed. A dues increase is not recommended. Two line item changes include increased legal expenses so the HOA can continue debt collection and website renewal.

Kelly asked if the irrigation issues were fixed. Dylan said no. Signature provided an estimate and Dylan asked if they would meet him and others on-site to walk through the needed repairs. Signature has not responded to that request. He will work with Green Lawn to receive an estimate and determine how to move forward after that is received.

Erin moved to approve the budget as presented; Lamont seconded. The budget was approved 4-0.

5. Annual Meeting

Dylan said that Home Association Solutions purchased a Zoom package with a webinar feature. They have used that tool for other HOA annual meetings and suggested we use it as well. The service is provided at no cost to the HOA. Dylan will send out possible dates for the annual meeting in February. A mailer will be sent out separately to invite people to attend the meeting with directions on how to participate.

6. New Business

Josh inquired about whether the roads can be resurfaced. Erin directed the group to the city's Street Repair Program. The city shows that roads throughout the neighborhood are considered to be Good or Excellent. The roads are not on the city's plan for street repairs in the near future.

Kelly mentioned that speeding continues to be an issue along Wabash. She noticed a temporary speed sign. The committee discussed requesting a temporary speed sign from the city in the future.

Meeting ended at 7:06 PM

Notes taken by Erin Ollig