

Poco Lomas Home Owner's Association

July 6, 2017

1. Neighborhood Questions and Concerns

A concern regarding general landscaping issues was presented at the meeting. It was agreed that many neighbors feel that we need to make adjustments and or improvements to our current situation regarding landscaping and irrigation issues.

Additionally, a concern regarding the construction of Lot 33 was presented at the meeting. Matt Kenney as a member of the Design Review Committee explained the process that is usually taken when new construction takes place and informed the committee that the same procedures was not followed with Lot 33. He explained that the Design Review Committee failed to notify the Board of a conditional approval that was given to the owners of Lot 33. Matt believes all covenants and design review specifications were adhered to when granting the conditional approval, however several owners and the previous PLNC President dispute this and submitted letters in protest. Matt offered to go over the plans with anyone who might be interested in addressing specific concerns regarding Lot 33, especially adjacent property owners.

2. Treasurer's Report

Myr informed the meeting that we have a balance of approximately \$4300 after having collected annual dues. 14 Lots have not paid the annual dues which were due on June 3rd, 2017. Myr is going to send out notifications for the past due payments. General information was given to those that may be new to the neighborhood as to what the dues go towards paying. Myr explained our insurance policy, water bills etc. It was also explained that generally, we like to keep a cushion in the account for unforeseen expenses.

3. Open HOA Board Position(s)

Tammie Kenney, Secretary went over the new information regarding Michael Evans' resignation and our need to elect new board members. The positions of President, Treasurer and Secretary are required in our by laws and Michael Evans, Myr Andrews and Tammie Kenney have held these positions since the start of the HOA, somewhere around 6 years. Tammie explained that to a large extent Michael has been solely responsible for landscaping headaches and that Myr puts in many hours to fulfill treasurer duties. While the board members care about their community, each board member has their own lives and was agreed that we need new neighbors to step up and take the lead in these positions. Matt Kenney offered to take on the role of President, however, he feels like it is a conflict of interest at least until his time on the Design Review Committee is finished. He recommended having a vice president position he

could fill and then assume the President position next year. Members were encouraged to volunteer for Board positions. The President position remains open at this time.

It was agreed that in the mean time we would establish committees in order to address our most pressing issues. Landscaping issues are the number one issue. Matt Kenney agreed to head that committee with Bruce Havenor, Nat Moore, and Steve all agreeing to be on the committee as well. It was agreed that we would need to keep some form of the Design Review Committee going even after the last house is constructed in order to maintain covenants etc. for future projects. Steve agreed to head this committee. It was agreed by those present that we would like a chance to interact with our community socially. Elaine and Tammie formed a committee to address social aspects within the neighborhood. They will be planning a potluck social event in the next few months.

4. Subdivision Landscaping

- a. Irrigation System Repair/Replacement
- b. Irrigation System Operation/Maintenance Contract
- c. Erosion Control on Escuela Court

The landscaped medians are a primary responsibility for the Home Owner's Association. The existing irrigation system needs work and the drainage weirs along Escuela Court could use some improvements including erosion control. Matt Kenney will meet with landscape companies on July 14 to get prices to replace the irrigation system, operate and maintain the irrigation system, and for erosion control measures along Escuela Court. Depending on the prices that are received the HOA will decide whether to replace the system or remove it and allow the plants to survive without irrigation.

5. Special Assessment

- a. \$100/lot = \$3,300
- b. \$200/lot = \$6,600
- c. \$300/lot = \$9,900

It is expected that prices for a new irrigation system and erosion control along Escuela Court will exceed funds available from annual dues and will require a special assessment. The numbers above were discussed for informational purposes to show how much money would be generated by 33 lots with a special assessment.

The HOA discussed using dues to pay for the Operations/Maintenance Contract. However, depending on the costs involved dues may need to be raised to cover the cost.

No assessment or increase in dues were approved at the meeting. The Board deferred these decisions until such time that estimated costs can be shared with residents of the neighborhood.