

- I. Agenda
 - a. Minutes from prior meeting
 - b. Treasurer update
 - c. Landscape update

- II. Minutes approved as submitted
- III. Treasury update
 - a. Quite a few of the delinquencies were submitted. Have received about half of the dues for this year.
 - b. Collected for this year 12,818.25
 - c. Balance Due this year
 - d. Forecast of spending for this year
 - i. Forecast isn't done yet for this year.
 - ii. Minutes from September meeting did not give figures for what was desired to be spent
 - iii. Question was asked about the fixed costs per year: \$3,800
 - 1. We were missing the reserve fund.
 - iv. Letters for outstanding dues
 - 1. Demand letters were sent out for those 2 years in arrears
 - v. Get title contact information to the treasurer, not the president or secretary.
 - vi. Fill out a form at the county recorder's office
- IV. Landscape Update
 - a. A couple of outstanding bills
 - i. Plumbing for the water meter hasn't been paid yet due to the permit not being finalized
 - ii. Followup check for the sprinkler system \$300 hasn't been paid yet due to the sprinkler system not quite being complete yet. The landscaper will get it set and working and we will remit the final payment.
 - b. Stop sign is falling over on the private drive.
 - i. Is the stop sign at Rigert and 186th statutory?
 - c. Would like to keep a budget line item (~\$300) each year for perennials and plant replacements, and other discretionary upkeep.
 - d. Had to pay \$25 to the landscaper to haul garbage that had been dumped in the roses and to stabilize the tree roses.
 - e. Met with the Northridge neighborhood association for help with putting up some structures in the landscaping around the pond.
 - i. The attendees were supportive of the idea, but no concrete offer of support yet.
 - f. Write up more detailed notes about the structures and stonework to put out in the minutes.
- V. Question about voting procedures
 - a. Scott explained that the CCRs empower the board to make all decisions. The only things voted on are elections for the board and amending CCRs. Question was raised about establishing a proxy voting method, but it is not in the CCRs.
- VI. Question about raising dues
 - a. \$160 is our current dues. Scott just opened three neighborhoods where the dues are roughly equivalent to ours.
- VII. Question about trash and recycling receptacles
 - a. We'll be getting new recycling bins (larger than our trash cans).

- b. CCRs stipulate that receptacles should be in a garage or behind a fence, or not visible from the street.
 - c. For the only notification we have received we have already discussed the issue with the neighbor(s) concerned.
- VIII. Agenda items for the board
 - a. Processes for infractions
 - i. Board should discuss in detail in the next meeting about the process and whether/how it should be documented.
- IX. Tree heights
 - a. Issue was raised again. Scott reiterated that there is not specific definition of a view, and there are no titling or easements established in the neighborhood unless a view was purchased from the landowner.
 - b. Send a reminder in the minutes to communicate to neighbors about now that trees are maturing now and be cognizant of keeping trees trimmed. Please work with your neighbors if you have an issue with trees obstructing views.
- X. House painting
 - a. If you plan to have your house painted please review the color choices with your street representative or a board member.
- XI. Riverside Homes development
 - a. Centex has decided to purchase the Rigert development lots.
- XII. Water pressure effect of Centex
 - a. Some neighbors have noticed a drop in water pressure once Centex went in. An affected neighbor will contact the TV Water district.
- XIII. Board to meet on a regular basis and communicate in a more obvious manner.