

Summit at Cooper Mountain Homeowners Association

Meeting Agenda for Tuesday, August 12, 2008

1. Treasurer Update -- Treasurer
 - a. Budget
 - i. Status
 - ii. New expenses
 1. There is a new line item in our budget for legal expenses. Implementing a lien costs \$200 per instance. Unfortunately due to a recurring need to implement liens for overdue HOA dues we will have to budget for these in the future. Legal costs are recoverable in the lien amount.
 - iii. Dues increase
 1. There will be a \$40 increase in dues next year for a total of \$200. This is the second increase in 10 years whereas most HOAs increase dues each year.
2. Physical maintenance -- President
 - a. Landscaping
 - i. We have replaced our last landscaper. We are receiving the same services for less money. The cost reduced from \$350/mo to \$180/mo.
 - ii. All expenditures must be approved in writing by the President. All bids, contracts, and approval for work orders must go through the President. Anyone who spends their own money or acquires services on behalf of the HOA without prior approval will not be reimbursed.
3. Updates to the web site -- President
 - a. We will add budget information in .pdf form so neighbors can browse the data when they wish.
 - b. We are working to get a soft copy of the By-Laws in .pdf form so neighbors can browse the document when they wish.
 - c. We will put a blurb regarding the unofficial Street Rep roles and responsibilities to clarify expectations of those who volunteer to assist the President.
4. By-Laws and Operational Structure -- Secretary
 - a. Review points in the by-laws, how they differ from traditional meetings.
 - b. Committees
 - i. The Architectural committee is the only committee described in the by-laws.
 - ii. No others called for in by-laws, so all other ad-hoc committees are unofficial and carry no authority.
5. President Vote announcement -- Secretary
 - a. The by-laws call for a paper ballot requiring 75% response rate from the neighborhood households. We will attempt to run the next election "by

the book" rather than informally as we have done in the past. Sandy Kumar is filling the position pro-tem as Scott Davison moved.

6. New Business

a. Neighborhood social gatherings

i. Summer picnic

1. August 16th. Location at bottom of 187th Ave. 4-7ish.

ii. Christmas party needs volunteers and locations. Do the progressive again? A question was asked if we should do only two locations instead of three. If three is too many, families are free to team up at one location to share the work.

iii. Newsletter

1. New additions (new neighbors and new additions to existing families)

2. Reminders on garbage and recycling receptacles – these need to be out of sight except on Sun-PM and Mondays

3. Per the by-laws, 48 hours is the maximum a vehicle can be parked in the common areas. Please be considerate to your neighbors, especially in the Winter

4. Dogs barking

5. Per our HOA CCRs the only real estate signs allowed in the subdivision are one 'FOR SALE' sign per lot and this belongs in the actual lot that is for sale. This means that all directional and OPEN HOUSE signs are excluded from the subdivision including common areas.

iv. Traffic Code Adherence

1. The HOA has received numerous complaints about traffic violations coming from Centex neighborhood. Violations include speeding, passing vehicles in no passing zones and ignoring stop signs! The HOA committee has been in contact with Centex Corporation and requested their assistance in this matter. We have requested that they specifically contact homeowners and contractors regarding this issue.