

Abiqua Heights Homeowner's Association

Draft Minutes – May 10, 2018

5:00 PM

AHHA Board Meeting

First Christian Church

Board Members Present: Karen Garst – President, Todd Ferrell -- Secretary, Wayne Trucke -- Treasurer, David Ortega – Director

OPEN MEMBERSHIP DISCUSSION: No Comments

1. ACCEPTANCE OF MINUTES: The motion to approve the minutes from the March 8, 2018 AHHA Board Meeting was passed, 4 – 0.

2. FINANCIAL REPORTING AND REVIEW: The Treasurer's Report was accepted, 4 – 0.

March 31, 2018 Funds

Operating Account:	5,471.03
Operating Savings:	63,403.74
Pond Maintenance Fund	2,000.00
<u>Reserve Account:</u>	<u>80,044.10</u>
Total Funds:	\$150,918.87

3. INCIDENT REPORT RESOLUTION: The Board worked out and approved a compromise resolving a landscaping issue. The Board acknowledged the work of the ARC in the resolution of this matter.

4. BOARD REPORT:

- The Board noted that all the lots in Abiqua Heights have been sold. The Board will remind unbuilt-on lot owners of their obligation to maintain the lots and follow the guidelines in the CC&Rs regarding vacant lots.
- The Board will consider closing the safe deposit box after an examination of the documents being stored at Columbia Bank.
- The Board approved a request by the Maintenance Team to allow expenditures up to \$300.00 without Board action. Budget parameters for Landscaping, Pond Maintenance, and Grounds Improvements must be maintained. The vote was 4 - 0.

- The recommendation of the Amenities Committee for the location of the Little Library was approved.
- The Board noted that the basketball court needed to be powerwashed and restriped. Funding will be from the Reserve Account.

5. COMMITTEE REPORTS:

- ARC COMMITTEE: The Board acknowledged the receipt of minutes from the April ARC meeting. The next ARC meeting will be June 5, 2018 at 7:00 PM.
- WELCOMING COMMITTEE: There was no official report.
- AMENITIES COMMITTEE: The Amenities Committee presented minutes for its April meetings.

6. UNFINISHED BUSINESS:

- The Board noted that there was still an opening on the Board. Any interested member should contact the Board.

7. NEW BUSINESS:

- The Board approved the installation of three drains on the portion of the pathways north of the large pond as recommended by the Amenities Committee. \$1,000.00 was earmarked for the project, 4 – 0.
- The Board approved the expenditure for the purchase of more fish for the ponds as recommended by the Amenities Committee. The purchase is not to exceed \$400.00, 4 – 0.
- Revitalizing the pathways in the Commons with new gravel was tentatively approved with a cap of \$8,000.00 for the work. Funding for this project will be from the Reserve Account, 4 – 0.
- The Board is working with the Amenities Committee on improving portions of the Commons. The effort is to make a portion of the Commons safer and more usable for outdoor play.

8. Executive Session: The Board met in Executive Session to discuss a dues collection issue.

Next Meeting: Scheduled for 5:00 PM Thursday, June 14, 2018 at the First Christian Church.

6:00 PM Adjournment.

Todd Ferrell
AHHA Secretary