

Annual Meeting

Minutes

April 19th 2018

Attending: Joe Frank-Greenstone Declarant
Gil Pierce, Association Manager, Rockwood Property Management
Dori Ramsey, Note Taker/HOA Inspector, Rockwood Property Management
Dawn Sugasa Vice President
Bob Douthitt Secretary/Treasurer
Jim Campasino Officer not in attendance
Don Weber Officer
45 Homes represented

Meeting Called to Order: 6:08 PM

Budget Review

Main Association:

2017

- 2017 Income- \$203,980.80
- 2017 Expenses- \$214,671.53
- 2017 Net Cash Flow- \$-8,521.60
- 2017 Ending cash balance-\$59,877-29

2018

- 2018 Projected Income- \$267,428.00
- 2018 Projected Expenses- \$266,648.00
- 2018 Projected Net Cash Flow- \$1,330.00

Townhomes:

2017

- 2017 Income- \$209,533.87
- 2017 Expenses- \$191,285.98
- 2017 Net Cash Flow-\$18,247.89

2018

- Projected Income-\$222,000.00
- Projected Expenses-\$213,363.47
- Projected Net Cash Flow-\$8,636.53

Joe Frank made a motion to ratify the 2018 budget, motion to second by homeowner.

Events:

- Heidi Sawyer Events manager is speaking on the 2018 events new vendors have been added this year as well as live music, 4th of July event is planned for the community.
- There will be an art show in June at the welcome center.
- Hours of the night market have been changed to 5-9 to help ease the parking issues.
- Market starts: May 16th 2018
- Centennial Trail cleanup has not been very successful, we are looking for a homeowner to take the lead with doing trail clean up. We feel it is important to come together as a community to keep the trail clean.

Training Yards:

- We have surveyed the user of the center to see if we are running the center successfully. There are 115 members from the HOA and 124 Apartments and 98 BOA members. We will continue to monitor the center to see how we can keep improving the center. There has been a center calendar added to the BOA website with a list of classes and events going on at the center. We look for community input on classes wanted. Members are required to sign a liability release form. Each home member must purchase a FOB to use the center. We track who is using the center for security reasons.

Development updates:

- There has been a lot of activity, currently there is no new construction planned, residential construction will be wrapping up soon. The deli will have a soft opening next week, the coffee shop will be opening in May.
- The “hotel” has been shelved for now until more research can be done as to the benefits of having the “hotel”.
- Development is expected to last another 5-7 years.
- Density will be slightly less than expected at this time than originally planned.
- Parking\res\business structure will not be stated for another year and a half

Other Discussion

- HO would like notice sent out when activities are happening so they know what to expect within the community. They would like to know when street are being shut down. Run's that are happening are a big issue. We will start sending emails when street closing events are happening
- HO questioned the cost of the fitness center- joe explained the reason the HOA is paying yearly to have the center. Once center has established a survey as to if the center will continue as it is. There is no fee to HO for the use of the center, they do pay 50.00 for the FOB
- A barrier of some sort needs to be added to keep people from driving through the empty lot.
- Damaged sidewalk gets repaired if damaged in the construction phase. If Cent trail gets damaged we will look at it and see if we are able to repair it.
- Money from the Operating acct gets transferred to the reserve acct at the end of the year, the board decides how much.
- Elm st Apts are self-sustaining the HOA does not pay for it.
- Question regarding the expenses for the security Co, we no longer will be using the company to monitor the community. Bryon will be keeping an eye on the security with in the community, he is also is parking enforcement.

- Call into crime check if there are emergency issue also call the welcome center with a report of what happened so we can be aware of what's going on.
- Ho has asked if we are tracking the crime reports and what the statistics are, we do not have accurate information to state numbers. Spring and summer are the times when the most activity is reported.
- Cedar is torn up for adding a CSO tank. To prevent sewage from going into the river.
- Does the HOA have any process on traffic flow issues, this is a City issue on an HOA
- Additional speed limit signs have been requested to put into the community since there is only one currently. The one sign is being blocked by a tree as well as the stop signs.
- HOA has more than met the cash reserve on the main assoc.
- The division of BOA V HOA is Maple street BOA to the east HOA to the west.

Community Safety

- The influx of traffic throughout the community has some of the homeowners concerned, the more businesses that are added the more they feel we need to control the traffic as well as the parking. The HOA and Greenstone has suggested that homeowners for a committee to monitor the traffic and parking issues and report back to HOA. The HOA and Greenstone will help with providing the "tools" needed with this committee.

Commercial Side:

- Maryhill Winery Tasting room is now open and in full operation.
- Sushi restaurant will be opening on the mail floor, lower floor will be a bar facing the centennial trail
- Kendall Yards training center Lower level will include a fitness center and yoga room, use of this facility is non fee, paid for by the Apartments, BOA and HOA.

Board Member Elections: We have 2 nominees and 1 write in:

Sylvia St Claire

Terry Moore

Jaqueline Bernard-Write in

Terry Moore has won the 2018 annual meeting board election.

Questions:

Adjourned 7:30pm