**MOA Board Meeting Minutues**

**6:30 p.m., July 13, 2023, In the Clubhouse**

**CALL TO ORDER AT 6:30 P.M.**

Board members present: Heidi Burkheimer, Linda Dement, Aaron Grenlund, Jon House, Cindy Hutchinson, Mark Thurber

Non-Board members present: JC Higgins/Lorne Martin; Penni Thorpe; Stephanie Benson

Board members absent: Josh Beloit, Hillari Mohler, Jennifer Reed

**QUORUM ESTABLISHED**

**OPEN FORUM**Penni Thorpe expressed concern that the change from “forest environment” to “forested environment” in the new Architectural Control Guidelines would be more lenient on tree removal. The Board assured her the standards were the same. Penni would like to help inform MOA members about what is a sick tree and that “topping trees” actually kills them. She offered to do educational presentations, invite experts. The Board wholeheartedly agreed to this idea and would to further tap Penni’s expertise.

**MINUTES**

June Board minutes approved.

**FINANCIAL REPORT**

The MOA received a $1,400 city credit for a water leak, which was traced to a running toilet.

**Assets total:** 155,810.74

**Savings; reserves:** 79,057.98

**CD with Edward Jones:** 74,252.76

**Cash on hand:** 2,500.00

**COMMITTEE REPORTS**

1. **Committee reports, as necessary:**
   1. ACC/Covenant Compliance Report – No report. Jennifer absent.
   2. The Board received three pieces of feedback from members in regard to the new ACC Guidelines. One member was concerned tree guidelines were being made more lenient and emphasized the importance of trees; trees are why they bought a house in the MOA. Another lot confused the ACC Guidelines with the Covenants, Conditions and Restrictions (CC&Rs). The third lot that responded sent a detailed email complaining about the term “courtesy letter,” which is the warning notice sent to lots where a violation has been noticed; he questioned why a walking height of 7 feet was required over sidewalks; and he said it was “overreaching” to ask that owners place and remove waste bins at the curb within the specified time frame. The Board appreciated the owner’s input but agreed that new ACC Guidelines would stand in regard to the three points. Cindy said she would draft a response to email to the owner.
   3. Pool/Door Codes – Linda Dement. There was an unauthorized party recently, allowed by a pool attendant. All owners must properly reserve the Clubhouse in advance. Attendants should call Board member if a problem arises. There also was a rumor about swimming lessons being given at the pool. The pool is for personal use only, not for paid lessons. This point will be added to the pool rules. A lot wrote “10 guests” on the sign-in sheet, taking the stance that each owner (husband and wife) could invite 5 guests each. Revised pool rules will be clear that each lot is allowed 5 guests. Motion made by Jon to change pool rules to 1 lot can have 5 guests. This motion was tabled as it was decided that since the pool season is winding down the Board would take more time for discussion about the rules in general.

Another pool discussion centered on what happens if there’s a party event in the Clubhouse and the pool is full. How to decide who gets out of the pool? Board will discuss further. The pool being full (25 capacity) is not common.

A long discussion ensued over when to formally post the clarified pool rules. Given that the pool season is about halfway over, the matter was tabled for further discussion.

* 1. Grounds – Mark Thurber

After Josh called Majestic Landscaping about the Board’s concerns over their quality of work, Majestic more thoroughly cleaned up the entryway, including trimming most of the trees. Mark also cut some overgrowth. Lot 1 said they are happy to work with us on allowing us to use their outdoor faucet to water the north-side monuments area. He would like a schedule; doesn’t want someone randomly showing up outside their window to use faucet. Mark to connect with him.

* 1. Clubhouse – Hillari Mohler absent.

Linda purchased a new Bissell vacuum for the Clubhouse. She found a Prime Day deal for $97. The old vacuum had drawn complaints. The Board agreed it was time to replace it and voted unanimously via email vote July 11.

Linda will get with Josh on a preliminary budget to mesh with list of Clubhouse and other common-grounds property improvement priorities that Board members have added to shared Google Doc.

Lack of ventilation in Clubhouse is creating stifling and uncomfortable conditions since we have to keep the sliding doors locked to satisfy pool codes and keep our pool license. It was proposed that we purchase bigger and better fans for the Clubhouse. Idea of adding ceiling fans was discussed, but electrical would be complicated, Aaron noted.

* 1. Tennis/Pickleball Courts – Vacant

No report.

* 1. RV Lot – Greg Dement/Josh Beloit absent.

No report.

* 1. Activities – Stephanie Benson

Discussed possible new activities, such as an Easter egg hunt, movie night, possible food truck. Low participation was noted for the Christmas party. Might be too much work to have it again, or perhaps something outdoors on smaller scale.

1. Welcome Wagon – The position is now vacant. There is no active welcome wagon, and at least two lots have not been greeted.
2. Newsletter – Cindy Hutchinson.

Summer issue will come out probably in late August. Item on ACC feedback. Cindy requested someone send a list of new owners to include in summer newsletter. Another news item to run includes board to adopt day care requirements, per legislative update about HOAs cannot ban day cares in a neighboroood but can impose restrictions. Cindy will ask Penni Thorpe to contribute article of her choice about tree health.

1. Website/Communication – Cindy Hutchinson/Jennifer Reed.

No report.

1. Clubhouse rentals

Party events noted on the schedule for August.

1. **Old Business**
2. Budget Priorities – Board to update live list of projects for upcoming year in Google Doc. State of the pool deck is a major concern.
3. **New Business**
4. New Legislative updates regarding HOAs

Do short-term rentals, such as an Airbnb house, fall under new state law that allows HOAs to require unit owner to use a tenant screening service or obtain background information on a prospective tenant prior to entering a lease or need a background check? Law is brand new as of July 2023, so the answer might not yet be known.

Also in regard to state legislative updates, JC Higgins informed the Board that community associations may not adopt or enforce restrictions that effectively prohibit, unreasonably restrict, or limit, directly or indirectly, the use of a unit/lot as a licensed family home child care or licensed child day care center. An HOA also cannot adopt special rules solely pertaining to licensed family home child cares or licensed child day care centers. However, there are some exceptions, allowing an association to:

• Impose reasonable regulations, including but not limited to architectural standards, if the

regulations are applied to all other units/lots.

• Require that only a unit/lot with direct customer access may be used as a family home child care or child day care center.

• Require licensing by the Department of Children, Youth, and Families.

• Require that it indemnify and hold harmless the association from claims relating to the

operation of the family home child care or the child day care center.

• Require that it obtain a signed waiver of liability releasing the association from certain legal claims from the parent, guardian, or caretaker of each child; and

• Require that it obtain day care insurance or provide self-insurance.

The board will update the ACC Guidelines in regard to day cares to insert the exceptions. Mark said he would work with Jennifer on wording. Cindy will put an article in the summer newsletter to let the community know.

Next three meeting dates (all 6:30 p.m.): August 10, September 14, October 12

ADJOURNMENT 8:50 PM