

SOCOMA January Board Meeting – 1/13/2020

Meeting called to order: 7:02

Board Members Present: Viviane Wadiche, Chris Pritchard, Doug Kraus, Tom Swegle, Vince Benedict

Accountant: Sherri Kraus

Manager: Vickie Johnson

Open Forum

- No issues

Review of Meeting Notes

- Viviane noted the December meeting minutes

Financial Review

- Chris reviewed the balance sheet
- Chris reviewed the upcoming maturity dates for the association's CDs

Manager's Report

- Archiving previous HOA files in digital format
- Pool is closed
- Rec center was rented 7 times in December
- New ceiling fans were installed in the rec center.
- Toilets in the women's restroom were re-attached
- Security keys for pool
 - For 250 keys, it would be \$5 per key.
 - One gate plus all new security keys would be less than \$2500. Back gate could be budgeted for 2021.
 - No approval needed because this is a budgeted item, and is within budget.
- Vickie will prepare second letters for needed fence repairs for the end of January.
- Trash cans need to be hidden from view when stored.

At Large Report

- End of School Party – May 28th
- Independence Day – July 4th
- Labor – Sep. 28th
- National Night Out – Oct. 6th

ACC Report

- New house build meeting was delayed because architect was not prepared

- Artificial grass – Trying to determine the best policy. Board members suggested considering runoff, quality of turf. Installation plan could be approved by the committee.
- Solar will only be approved if installed professionally
- One homeowner is requesting to paint their house. They need to send a color swatch.

Old Business

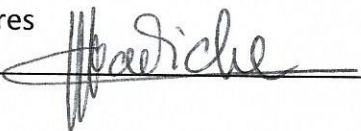
- The board is considering amending the covenants. We are waiting for clarification from the lawyer as to whether the amendments must be done for each development or can be combined.
 - The options the board is considering are:
 - Forced maintenance
 - Assessment of fees
- The board is looking for a new lawyer


New Business

- Could we cover the pool instead of periodic cleaning? We pay the pool cleaning company \$1000 per quarter, so it probably wouldn't be a benefit.
- The manager's salary was increased. This was agreed upon when the manager was hired, after a review period.
- Some homeowners would like to be able to see the monuments at night. How much would it cost to install lighting in the entrances to the neighborhoods? It is about \$800 to get a solar unit for each light. We would need 5 lights.
- Councilman Courage reached out to request a date when he could visit. He is happy to hear items that we would like to discuss. Ideally, we would submit the questions ahead of time. We need to advertise on Next Door to make sure there are a lot of homeowners.

Meeting adjourned: 7:48

Signatures

A handwritten signature in black ink, appearing to read "Madiche", written over a horizontal line.

A handwritten signature in black ink, appearing to read "Tom", written over a horizontal line.