

## 2025 Meeting Minutes

Wednesday, October 8th @ 6pm

Board members: Justin, Ashley, Dustin, Michael, and Kelsey

(I wrote everything we discussed at the meeting in blue, right on the previously given agenda)

- 2025 financials: there was nothing surprising about the 2025 financials. We had lowered the water bills by 41% from the previous year, which was planned. Our water bill budget is expected to stay below \$10,000 next year. We had a “profit” of around \$4,000 this year, which everyone was comfortable with; not needing to raise or lower our annual dues which sits at \$350/year.
- 2026 budget: Nobody had any issues or concerns with the 2026 budget so the budget passed.
- Back area maintenance (the homeowners along that back area are welcomed to come in and state their opinions, as most of us don’t see that area) We mowed the area twice this year and had the fenceline sprayed for weeds once. We plan to listen to everyone before deciding what to do next year. We will likely increase the mowing to 3-4 times next year to ensure the sprinklers can water properly. That area is expected to have natural weeds, it is not to be seen as a manicured area to be able to be walked through. Just an FYI as well, we are required by law to have the area inspected EVERY YEAR to make sure it is working properly and there are no clogs. There were no issues found this year and we passed. We discussed several things regarding the back area and what homeowners who lived along the area observed. We plan to mow that area 2-3 times next year depending on need, as well as, have the fenceline sprayed for weeds once in the spring. We may still mow this fall, if so, we will probably mow twice next year. If not this fall, three times next year. Someone also suggested via email, that we could plant some wild flowers to help beat out some of the natural weeds back there.
- flooding in the back area street - we were unaware of any issues. I have asked questions from a homeowner we did receive a complaint from but as of now, it is unclear where the issue lies. We discussed how that back street is designed to hold some water during heavy rains and how it drains. The city engineers designed it all and we cannot make any changes without the city being involved, etc. It can be scary to see the large amount of water in the street during a storm but it should all drain within 1-2 hours. It drains into that back pond area at a low pace in accordance with the Clean Waters Act. All sitting water after a storm should be okay as long as it doesn’t touch your homes foundation. If water sits in

the street for several hours, especially close to 24 hours, please email the hoa, as maybe there is a clog somewhere in our area or even other neighborhoods.

- Noise ordinance - the city has an ordinance to keep loud music or other noise down, in respect for your neighbors between the hours of 8pm-6am. We did receive a complaint of someone having loud music repeatedly until midnight or later. They have been advised to call the police in any future situations. Be considerate please.
- Please don't allow your pets to pee or poop on other people's lawns, even while walking. You ARE expected to stop your animal and ensure they are only going in YOUR OWN yard or in the two grassy parks that we have provided for you. Pick up your animal's poop and put it in the trash that is also provided for you.
- Parking on the street: the HOA has a rule to keep all personal vehicles parked on your property. Every home has at least 4 parking spots. This is a preference and there are limitations as we cannot enforce certain things on city streets. This rule helps to keep our neighborhood looking upscale and helps our homes to be appraised at higher values. It also lessens the risk of vehicle break ins. Please be considerate and we appreciate your cooperation.
- Any volunteers to be board members or help with certain things as needed throughout the year. Our board members are homeowners that live in the neighborhood and are completely volunteer. We do not get paid for any work that we do.
- We also discussed the new neighborhood going in to our East. We do not know any specifics really. We do not know if they will have their own paved access to the trail. We don't know when they will have the streets paved all the way through or anything relating to that. It could be a year or three. There are also a few homes going in to the SouthWest of us. Eventually the street will go through to both neighborhoods. Whenever they are ready to do that, they do not notify us of any of that.
- We also discussed a dead tree in the back pond area, as well as another dead tree in the neighborhood. We will be working to get those removed asap.