

Stoddard HOA Meeting 8/29/2020

Meeting was called to order at 10:05 a.m, in the common area playground, due to restrictions for Covid 19. The meeting had been rescheduled from the normal Spring time date.

In attendance: There were 14 in attendance

Gordon Miller read the highlights of the minutes of the last meeting. Meeting minutes were approved.

Treasurer's Report (given by Gordon Miller)

Estimated annual Income:

\$12,480	Residential Lots Dues	(104 lots @ \$120/lot)
\$1,800	Townhouses Dues	(30 units @ \$60/unit)
\$ 560	RV Lot fee	(14 spaces @ \$40/space) Pays PGE light bill + upkeep.
\$14,840	currently anticipated annual income	

Annual Expenses:

Landscaping	\$6,600/yr (\$550/month)
Landscaping	\$1,000/yr (Misc trimming & cleanup)
Insurance	\$1,232/yr
PGE	\$ 228/yr (\$19/month)
Postage & Supplies	\$ 272/yr
P.O. Box	\$ 118/yr
Web page	\$ 81/yr
US Bank Fees	\$ 60/yr
State Corp Fee	\$ 50/yr
Dumpsters	\$ 1,058/ last year (Predict similar amount for this year)
Reserve Funding	\$ 1,000/yr (Funding for required Reserve account)
<u>Commons repairs</u>	<u>\$ 1,000/yr (approximately)</u>
Totals	\$12,699/yr

Current Account Balances:

Checking and Reserve Account balances were presented and are available to homeowners upon written request. The amounts are not published to the general public.

HOA Dues:

There was a general discussion about homeowners who are not current in their dues and options the HOA Board has taken and may take to get payment.

Architecture Committee Report (given by Michelle Woerner)

Everything has been on hold for some time due to the pandemic. Michelle will resume the neighborhood walk throughs along with the help of 2 volunteers.

RV Lot: There is one spot left in the lot. Please contact the RV Lot manager if you are interested.

Social Media Report

There are currently 51 households on the private Stoddard HOA Facebook page. The new website is complete. There is a key documents page, where residents may find key information, including meeting minutes and a map of the neighborhood.

The website address is: **stoddardhomeowners.com**

Others Business:

There was a discussion about the common area bordering Butternut Creek (AKA Tract E). One of the homeowners who borders this area has put up a red strip to deter people from entering this area. It is not legal to prevent Stoddard homeowners from accessing HOA common areas. In addition, he has been harassing and acting in a threatening manner to some people who have entered this area. The HOA Board will look into sending a letter to said homeowner outlining legal restrictions and options (such as fencing off his property).

There was discussion about cars with expired tags parked on Stoddard and in certain driveways. The county can be called if the cars are parked on the street, and they can be tagged for HOA violation if they are parked in the driveway.

Graffiti: Graffiti was noticed sprayed on walkways near the Butternut Creek Bridge and on the fence bordering the common walkway. The walkway at the bridge belongs to school property. It was encouraged that they be informed of this situation and, perhaps, some residents can choose to simply paint over this graffiti. Within the HOA, it is the homeowners' responsibility to paint over any tagging on their fences.

The issue of overgrown backyards was brought up. Michelle informed us that backyards can only be tagged for HOA violation if the growth can be seen from the street. If the house is a rental house, the owner should be contacted, requesting the issue be addressed.

It was brought to our attention that crime in the neighborhood has gone up recently. Charlie and Jennie Phillips asked about the possibility of forming a neighborhood watch and they volunteered to research this matter.

Speeding along Stoddard was discussed. It was suggested that speed bumps be requested and/or perhaps parking on only one side of the street in the more congested area near Stoddard & 209th. In the past, the county has refused these requests, as Stoddard is a wide street. However, with the increased population density increasing due to new construction, it was suggested we may try again to obtain permission to have this addressed.

The meeting was adjourned at 11:12 a.m.