

Bauer Highlands Board Meeting Minutes, March 17, 2008

Open Forum

- What is happening with new neighborhoods in our area?
 - New Renaissance homes will be built in our neighborhood, plans are still in the works and details are not yet available.
- What is the future of Tract H (the common area)?
 - No plans yet, the Board is waiting for Legend to finish the home adjacent to the common area.
- Social committee? Do we have one?
 - The Board planned the last two BBQs but would like to restart the social committee. Two people volunteered to restart the social committee.
- HOA meeting, when are they? Have we missed them?
 - The Board meets about every eight weeks and tries to do a community meeting every 3 to four months. Unfortunately, participation has been low the past few meetings so meetings have been less frequent.
- How can we have better communication? The neighborhood wants more communication?
 - The board launched a website about 9 months ago but not many have visited. Sending out newsletters is expensive; the Board will continue to push the website as the main vehicle for communication.
- Can we plan in advance the HOA meetings? Can we make them a social event (potluck) as well?
 - Yes, see new business.

The meeting was called to order at 6:45pm, all board members are in attendance.

Old Business

- No old business

Treasurer Report

- The budget has been finalized and will be sent to home owners in the next few weeks. Annual dues will rise but by less than 1%
- The HOA is in good financial shape with significant amounts in savings and reserves.
- The Board completed a reserve study a few months back and found that we are properly reserved.
- The landscape budget was increased in this year's budget as the Board is expecting our current landscaper will increase their rates.
- We have significant amounts of money in savings earning very low interest rates; the Board should consider moving that money into a higher yielding account.

- George motioned to move some funds to a higher yielding account, Matt seconded, the motion passed. George will be exploring the options and will report back to the Board before moving forward.
- Most homeowners are current on their dues, three owe over \$100.

ARC Report

- The ARC had not received many applications during the winter, but a few have trickled in; volume should pick up during the spring.
- CC&R enforcements have been going good, sent out 30 or so violations a couple of weeks ago, mostly regarding paint. Skip Laidlaw applauded the efforts of the ARC as he feels the neighborhood looks much better than it has in the past.

Newsletter update

- The Board distributed a rough draft of the newsletter and committed to completing it by the end of the week.

New Business

- Matt motioned to solidify a standing date for the Board meetings (first Monday of every 3rd month, March, June, September, December). The motion was seconded and passed. Next Board meeting will be June 2nd.
- Dave motioned to get bids on electrical for new monument sign (the "new" sign at Saltzman and Bayonne). George seconded and the motion passed. Dave will receive bids and review with the Board.
- Elections for new Board members were held; Dave Gorman's and Matt Schulz's seats were up for election. Nominations were held: Dave Gorman and Matt Schulz were nominated; there were no other nominations. Elections were held and Dave Gorman and Matt Schulz were re-elected to three year terms.

Matt Schulz moved to close the meeting. The motion was seconded and passed. Meeting was closed at 7:50pm.