



Bull Mountain Estates HOA

Annual Membership Meeting Agenda
July 21, 2018; 10am; 14724 SW Grandview

Meeting notes reflecting discussions and decisions in red text below

1. Introductions

A total of 10 members were represented at the meeting.

2. Treasurer's Reports:

- Fiscal Year 2017/18 Financial Report

Attendees felt that the expenditures were appropriate and expressed appreciation for the repairs & improvements funded during the past year.

- Fiscal Year 2018/19 Adopted Budget (and Expense Update)

Six members still have dues unpaid for the current year (2018). The Board will follow-up with them. The attendees discussed the unfunded maintenance needs which include: dead arborvitae near the monument, cracks in the foundation and brickwork in the monument, some sidewalk edges adjacent to the common area that need grinding to avoid a tripping hazard, additional irrigation system repairs, and a few other items.

3. ~~\$25~~ Dues Increase Effective April 2019 (Fiscal Year 2019/20)

It was reported that HOA dues were \$100 in 1997 at the inception of the HOA, increased to \$125 in 2007, but there have been no increases since then. Based upon having no increases for 11 years and the remaining backlog of maintenance needs, the attendees recommended a dues increase of \$50 next year. In accordance with By-Laws Article 7.2(B), the Board approved a new dues amount of \$175/year effective April 2019.

4. Review/Reminder of Key CC&R and By-Laws Provisions

*The **BME HOA CCR Expectations** document was reviewed and discussed.*

5. Board's Report of Accomplishments During 2017-18

*The **Accomplishments 2017-18** document was reviewed. Special note was made about the new communication tools. All HOA members are encouraged to use these.*

- *The HOA web page: **BMEHOA.org***
- *The Board email address: **bmehoa.board@gmail.com***

6. Neighborhood Work Party

Dan Bushnell volunteered to coordinate a neighborhood work party to address some landscaping needs including the overgrown vegetation along the public walking path to the power line area at the end of Grandview. The date selected for the Work Party was Saturday, September 15. Mark your calendars!

7. Summer Picnic

This will be combined with the Work Party to occur after the work is completed. Trish Clark volunteered to coordinate the picnic.

8. Annual Neighborhood Garage Sale

The attendees noted that only a few homes participated in the garage sale last year. The group consensus was not to have a garage sale this year.

9. Landscaping Committee

In lieu of creating a separate committee, the group felt that adding members to the Architectural Control Committee (ACC) was the preferred approach to provide the support needed to increase that committee's oversight and management of landscaping needs and the landscaping contractor. Rob Wieking will coordinate with the enlarged committee to work through roles and duties. The ACC will now be comprised of five members:

- *Greg Anderson*
- *Curt Clark*
- *Tim Anderson*
- *Dan Bushnell (new)*
- *Stephen Roberts (new)*

Thanks to the two new volunteers!

10. Other Business Topics Raised by Members

None.

11. Election of HOA Officers

All current Board members were re-elected:

- *President: Dick Steinbrugge*
- *Vice President: Rob Wieking*
- *Treasurer: Trish Clark*
- *Secretary: Julie Williams*