

Sterling Hills Townhome Association (THA)
Annual Meeting Minutes
November 9, 2019

Members of Sterling Hills Townhome Association (THA) met at Cavette Elementary School on Saturday, November 9, 2019 to discuss and/or vote on the following agenda items: Member Services and Community Report, 2019 Profit Loss and Cash Flow Statements, 2020 Budget, and election of Board of Director (BOD) member.

Board of Directors present were: Jason Dugger (President), Allison Alber (Vice President), and Paula Dicero (Secretary/Treasurer and THA Manager). Sign in sheets with names of members attending are at the THA office with a copy of these minutes. Minutes are also posted to the THA website. Meeting was called to order by Dugger at 10:02 A.M. with introduction of BOD and approval of 2018 annual meeting minutes. Motion was made and seconded. Motion carried unanimously.

Dicero opened discussion on member services by sharing contract terms for refuse-recycling pick-up, lawn care, irrigation system, snow removal, and the THA web site. Dicero noted issues with providers were minimal this year, adding there were nine lawn care complaints, four calls for sprinkler repair, and one snow removal complaint. Dicero said all complaints were resolved by vender to the satisfaction of THA members.

Members and the BOD discussed the following community items on the agenda in open discussion.

1. The BOD is in the process of legal action against a member who put up an illegal fence.
2. Two parking complaints were called in by members this year, one resulted in towing.
3. Ongoing problems with pet waste and yards not being mowed because of the waste.
4. Responsibilities of owners who plant gardens and maintenance of private yard drains in the rear yard of homes built at the bottom of the hill. Wilder expressed concern about standing water on his property because of neighbors not cleaning out and repairing their yard drains. Dugger said the BOD will put this on their list of things to talk about and will check it in the spring of 2020 when it rains.
5. Damage caused by Allo installations. Above ground cable and trenching encroaching in neighboring yards. Installing cable outside of their easement. Dicero noted, the easements are only at the front of the townhomes and not at the side or rear.
6. Car lot lighting. Members have complained it was back up to what it was before the THA complained about it to the owners last year. Dugger noted that the over-lighting might be an on-going issue for members. Dicero said she would check to see if she had contact information.
7. The number of rental property has increased again this year at Sterling Hills. Forty-eight of the 118 townhouses are rentals.
8. Dugger asked Dicero to comment on the speed limit signs which the BOD was asked to install at the last annual meeting. Dicero reported, signs could be made at a cost of

around five-hundred dollars each and the THA would need six. Members and the BOD discussed cost of signs and also the possibility of speed bump installation and determined not to have either.

9. Dicero shared she has limited newsletter mailings to four times a year because of cost. Members and the BOD agreed.

Profit Loss statements for 2018 and 2019 were presented by Dicero, calling attention to line items for a paving project and snow removal. Dicero said the THA had money in the bank to pay for these items, however they contributed to the bottom line loss for the year because the THA actually spent more than they received in the year. Statement of cash flows for 2018 and January through November 5, 2019, were presented by Dicero also. She noted; since 2011, the desire of THA members was to keep dues to a minimum and use excess in checking for expenses. Dicero reminded members of the five dollar increase to dues in 2013. This was to pay for needed projects such as the paving. Dicero noted that members also voted at that meeting to keep \$20,000.00 in checking for unseen expenses. The BOD shared that the THA's needs are greater now and cost are going up. Dicero said since 2014, the THA spent \$62,869.29 on necessary repair projects, while only receiving \$42,480.00 from the extra five dollar dues increase, leaving a negative balance of \$20,389.00 in the account to pay off and no extra money to spend on projects. This was subsidized by cash on hand in the checking account.

Dicero presented the 2020 budget and noted a five dollar increase in dues. Dugger and Alber agreed the BOD had discussed and agreed on the need to have more cash for future projects and unseen increases such as snow removal. Discussion of members and the BOD took place about the need for a dues increase in 2020 and if the five dollars would cover the amount needed for future project repairs. Motion was made and seconded to increase dues from \$65.00 a month to \$75.00 a month. Discussion followed. Motion carried unanimously.

Dicero was nominated by Dugger to retain her seat as Board of Director. With no other nominations, motion was made and seconded to vote for Dicero. Motion carried unanimously.

There was no Open Forum request or discussion. With no further business, motion was made to adjourn. Motion carried unanimously. Meeting was adjourned at 12:00 P.M.

Sterling Hills Townhome Association (THA)
Board of Directors Meeting Minutes
November 9, 2019

Officers of Sterling Hills THA Board of Directors met on November 9, 2019 at 12:03 P.M.

Motion was made to approve the November 17, 2018 minutes and seconded. Motion carried.

Motion was made to retain offices of Directors as they are and seconded. Motion carried.

Discussion took place on end of month reports, methods of communication by board members and exchange of contact information.

With no further business to discuss, motion was made to adjourn, seconded and carried. Meeting adjourned at 12:06 P.M.