

## **SFPOA Homeowners Meeting**

April 14<sup>th</sup> 2018

Location: Falcon Fire House

Meeting called to order 9:04 am.

Board members in attendance:

John Sabell, Paul Zimmerman, Jake Gerow, Eileen Williams, Lyle Scott, and Debra Sabell

### **Meeting Minutes**

Prior to call to order home owners voted in new board members. All 27 home owners in attendance voted in current board members. Question was asked if each board member was representative of a certain number of home owners as stated in SFPOA Covenants. Home owner will email information to Nextdoor Website for response from board.

The meeting was called to order.

- 1) Board covered how, why, when and where the association developed and resulting challenges with regulations to terminate or dissolve it. Majority of home owners present are in favor of keeping SFPOA due to low cost for increased property value, generous timeframes for charges and collection policies, neighborhood covenant enforcement, and pride in homeownership. No further home owner questions.
- 2) Board covered the management company vs. accountant stating history, financial pros and cons, communications, locality, and future financial costs. No further home owner questions.
- 3) Home owner ballot counts for management company vs. accountant came in as follows, 7 ballots were returned undeliverable, 7 ballots were no votes, 2 ballots were cast for the management company, 75 ballots were cast for the accountant. Home owners in attendance had no questions and were all agreed to terminate the management company.
  - a. Treasury Report provided; Checking account has \$5,906.73, Savings has \$10,000.00.
- 4) Board provided late charges and collections policy, included review of A/R Aging Summary for outstanding debt costs of \$6,655.41 as of April, 2018. No further home owner questions.
  - a. Billing goes out during the first two (2) weeks of May.
  - b. After 60 days a reminder will go out for unpaid dues.

- c. At 120 days a letter of PAYMENT DUE plus \$25.00 late fee will be sent out. (\*NOTE: This has been changed to 90 days in the policy accompanying the invoices.\*)
  - d. Full amount will be Net 30 after PAYMENT DUE notice unless arrangements are made with SFPOA board.
  - e. Accounts not paid by Dec 31 of current year will be turned over to SFPOA lawyer. Home owner will be responsible for amount due and all legal fees.
- 5) Board will have statements for dues out by May 10<sup>th</sup>.
- 6) Home owner vote on 2018 budget was approved for \$10601.00. The monthly cost remains the same at \$60.00 a year.
- 7) Board provided policy for enforcing and or changing SFPOA Covenants. State mandates are followed and processes used are as recommended by SFPOA lawyer. Contacts are made by SPOA board member visit to home owner, and/or phone call, and/or email stating issue, offer assistance/solution, agree on generous timeframe for resolution, and follow-ups. Board presented changing SFPOA covenants requires 67% of Yes votes and discussed resulting challenges with regulations to make changes. No further home owner questions on topic.
- 8) Home owners having a say in what happens in the community, posting bigger signs for home owner/water board meetings, and community events. Adding CONO website link on Nextdoor. Volunteer for new water board member is needed. One home owner volunteered to temporarily help boards until replacement found. Requested mowers to mow ditches between homes where possible. Check quick-books for correct addresses with registered owners off county records. Home owners have had successful results in contacting county for assistance with drainage ditches and grade, and street crack repairs. White fence needs repair.
- 9) Home owner neighborhood concerns were discussed as follows:
- a. Fires; home owners can contact El Paso County dispatch and report smoke smell or fire. Since we are under a fire ban – red flag status, the county fire department will respond with an investigation.
  - b. Target practice/fire arms; person firing fire arm is responsible for where bullet goes and what damage it causes.
  - c. Speed limit is 25, home owners can report speeders to sheriff's department.
  - d. Fireworks are illegal because of fire ban! Person setting off fireworks is responsible for where fireworks go and what damage it causes.

- e. Riding quads, please practice safety first. Once out of supervision children have been seen riding up to four (4) kids on one quad. Quads are not allowed on streets (unlicensed vehicle on public road). The board will not respond to any complaint about quads - contact the sheriff's office.

10) Meeting was closed at 10:34 am.