

## **Southfork Property Owner's Association**

### **Association Meeting Saturday July 22<sup>nd</sup> 2017**

15672 Lucy Lane (Thank you Boston's!)

#### Meeting Minutes

Meeting called to order 9:02 am. Board members in attendance: Duane Beyer, Steve Krech, Angie Bowers, Paul Zimmerman, and Deb Boston. Approximately 40 association members attending.

Meeting minutes from April 22<sup>nd</sup> 2017 reviewed and accepted.

Review of accounts: Approximately \$21300 in combined checking/savings.

Review of assessment receipts: Approximately \$5879 outstanding.

Documents are available both on NextDoor and on the POA website ([www.southforkpoa.com](http://www.southforkpoa.com)).

Covenant violation letters have been sent for submitted reports.

The perimeter fence has been repaired at Crebs and Falcon highway by the driver who damaged it last winter (no association expenses incurred). The association does also have the fence covered by the insurance policy (though not required for this incident).

A community picnic is being planned for Saturday August 19<sup>th</sup> 2017 starting roughly at 12:00pm and will be held at 15672 Lucy Lane (Deb Boston's Barn). The POA board will provide hot dogs, hamburgers, buns and condiments. Attending POA members are encouraged to bring side dishes and beverages. The event will be posted on NextDoor; please RSVP your intention to attend so appropriate amounts of food can be purchased. A special thanks to Bonnie, Deb, and Ladonna for coordinating this event.

Members for the water board are still needed; two positions are available.

Thanks to Joan Wilson for coordinating the community garage sale June 23 - 25.

The former POA board treasurer who improperly used funds has contacted the board on July 11<sup>th</sup> and reports that a \$2199 check has been sent for restitution and requests that the judgment against him be rescinded so that he can attempt to restore his credit; the check has not been received yet.

Colleen Lark has resigned as the board's secretary; board positions are available, volunteers are requested to fill these positions.

Rudy Thompson and Andrea Jones of Muldoon Associates provided information about their association management service. A protracted discussion/question and answer session followed including (but not limited to):

The management company can provide continuity for the association through board member transitions. The principal purpose of a covenanted community is to ensure home values are not adversely effected by a few specific individuals within the community. The management company can monitor for covenant violations as directed by the board. The management company does not act independently with respect to fines/expenses, and is always overseen

by the POA board; documents for expenditures posted on website. Their services are contracted with the POA board on an annual basis, but has a 30 day cancellation clause for both parties. An association vote will be required to maintain the contract for the next budget year. The lack of participation on the part of the membership places excessive burden on uncompensated board members; use of the management company can alleviate this and encourage participation. Multiple bids have been obtained; quotes are within a few hundred dollars of each other; Muldoon was preferred due to reputation, experience, and was recommended by the POA lawyer. Use of the management company helps shield board members from abuse by non-compliant property owners. The management company will provide accounting (monthly statements, reports, balance sheets, tax filing), respond to realtor/title company requests, and provide operational assistance (violation reports/letters, meeting participation, legal compliance assurance). The bid for providing these services is approximately \$9300 per year; this will increase the annual association assessment to approximately \$95 per property. Board members will participate in Council of Neighbors and Organizations (CONO) classes to help ensure proper procedure/compliance is maintained.

Please submit an Architectural Request Form to the Architectural Control Committee (ACC) for any significant changes to the exterior of your property. The covenant requirements are not excessive and are easily met. In most cases, an ACC member can approve the request within a day.

Meeting adjourned at 10:53am.