

# LONGSVIEW HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF UNIT OWNER MEETING

MARCH 6, 2016

By meeting called pursuant to Article IV, Section B of the bylaws of Longsview Homeowners Association, Inc. (the "Association, the Board of Directors met at 3660 W. 25th St., Greeley, Colorado at 10:00 a.m. on March 6, 2016.

The board members were each given keys for the clubhouse and the office in the clubhouse and they signed minutes from March 4, 2016

Alfredo gave Larry financial records which included both what is due now for water, trash, etc. and what is overdue. Alfredo also gave Larry HOA checks from February and March. The maintenance guy will start next week but we don't need to pay until April.

The members discussed maintenance quote. The maintenance will include: sanding decks, replacing wood, painting the white trim, all repairs (including cleaning and maintaining pool and hot tub), emptying trash by the playground, snow removal, light replacements, and general cleaning. He will charge extra fees for additional projects (i.e. sprinklers). He has a crew to help. The board also discussed sprinklers and running/not running during raining but decided to revisit it at a later date.

The board discussed the letter to be sent out to all owners to update them on the HOA situation. Along with the letter, each owner will receive copies of the minutes from February 26, 2016 and the document signed by Bill removing himself from HOA. There will be a "Meet Your New Board Directors" section with pictures of the board members. The owners will also receive contact information and titles of the board members. They will be encouraged to contact Larry with financial questions, Alfredo or Taylor with general questions, Susan with minutes questions and Ron with grounds and maintenance questions. Any owners who are renting out their units will be asked to include information regarding their renters, including names, phone numbers and email addresses. Owners will be notified of the HOA rate increase in the letter as well as where to send the payment. They will be notified that the payment is due on the 1<sup>st</sup> of the month but that there is a 15 day grace period. If the payment is made after this, they will be charged a fee of \$25. Owners will be encouraged to submit the payment of unpaid HOA fees. The letter will also explain that there will be a change of trash company in the next few months. Owners will be notified that there will be an all-owners meeting in the future and that every 6 months Larry will be sending finance records. Based on high water bills owners will be encouraged to check for water leaks. They will also be encouraged to clean up animal waste since there will be mowing done.

The new trash company will be RAM. The cost difference will be \$30 per month.

Alfredo contacted Unit 102 and he claims he only owes 6 months rather than the 14 months indicated. Alfredo told him that he needs to prove that he paid the missing months to Bill.

Larry will notify Bill to send any HOA checks received to Larry.

By a unanimous vote, the directors agreed to an HOA increase of \$50 to begin May 1<sup>st</sup>.

Ron will make sure all doors closed and lights off in clubhouse every night.

The locks on the chains for the pool have been changed.

We can be reimbursed for materials purchased out of our pocket with receipt. We need to order a "stamp" for Longview HOA and the treasurer.

Larry is to provide a report of finances every 6 months. This report will include how much we took in, paid out, etc. It will be mailed to all owners.

The board members agreed to communicate with other board members if we have contact with another owner. It was agreed to listen to their concerns and tell them that it will be taken to the next board meeting.

Alfredo is going to get an insurance quote from a different company. The current insurance is very expensive do to lapse in coverage in May 2015.

Alfredo will also call Atmos about the pool heater. In addition, he will also contact the city to check the water meters, especially the meters for buildings 13 and 9.

The board will start a monthly newsletter to be given to both owners and renters. Ron will hand deliver newsletters.

The board is concerned that the records of HOA payments from Bill are not very accurate.

The board discussed getting a pool company out to estimate how much it will take to get the pool up and running.

There will be cameras installed at some point in the playground, tennis court, pool, and clubhouse.

Larry will be taking care of payments. The water needs to be paid by the 8<sup>th</sup> of March.

There is still \$1400 due to Brandon. He will take payments. We need to submit \$150 or \$200 to him now. Alfredo also needs to be reimbursed for the money he has paid Brandon.

The board discussed getting information regarding who has dogs. The board will be getting waste bags for each building.

Taylor will look at Lowes for a box for HOA payments to be dropped in. Alfredo and Larry will hold a key to the box.

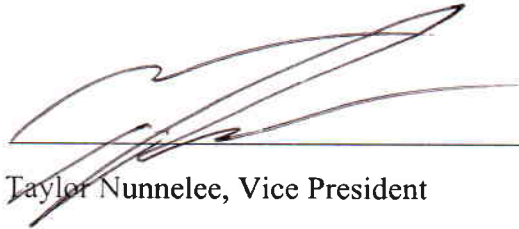
Meeting was adjourned at 11:46.

Signed this 13 day of JUNE, 2016.

By the Longview Homeowners Association, Inc.



Alfredo Baldivieso, President



Taylor Nunnelee, Vice President



Larry Bases, Treasurer



Susan Knoeckel, Secretary

~~NOT PRESENT~~



Ronald Hart, Officer