

**Poplar Creek Estates
HOA Board Notes
9/30/19, 6:30pm**

Attendees: John Alexander, Joel Bunkowske, Diane Comer, Brian Donlon, Steve Dunn, Terry Scott, Cate Stricklin, Charlie Tygard, Wayne Plump

President – John Alexander
Treasurer – Charlie Tygard
Secretary – Cate Stricklin

2019 Committees

ARC – Brian, Terry, Wayne*
Communications – Cate*
Covenants – Joel*, Terry
Finance – John, Charlie*, Cate
Grounds – Brian*, Terry
Security – Steve*, Cate
Social – Diane*

*denotes Committee Chair

Reports/Discussion

President:

Treasurer: Charlie discussed the current reserves balances currently housed in CDs. In reserves, we currently have \$3-10K CDs plus \$11K CD plus \$7,300 CD that was added this month. CDs total approximately \$48,000.

Motion: After discussion, including comments about Board dissatisfaction and price increase proposed by Accurate Tax, a motion was made to move services on a temporary basis to Board control for a 1 year trial basis. Multiple Board members to provide oversight. Motion passed 8-0-1 with Charlie abstaining. John will pursue obtaining bids from other parties.

Motion - To adopt 2020 Budget with dues of \$230/household as previously recommended/approved at 2018 annual meeting. Budget includes savings in accounting fees, increase of \$700 in printing/postage to cover covenant revisions, increases in landscaping/grass cutting, repairs and tree trimming, along with contract for security cameras. \$15/household also dedicated to Capital Improvements/Grounds Maintenance Reserves as described by Brian. Joel moved to approve the budget as described above. Terry seconded. The motion passed 9-0

Discussed the message board. \$2,183 plus tax = \$2,384 tax included with 3 inch letters.

Motion - Joel moved that the board approved the sign for \$2,183. Cate seconded the motion. The motion passed 9-0

ARC: Discussed the request for a metal fence on Forrest Oaks Drive. Discussion occurred as to whether the board could approve a metal fence as this is not allowed in the covenants. The board decided it was not able to approve a metal fence due to the covenant restriction.

Covenants: Discussed allowing in ground pools in the covenants.

Grounds: Discussed the Tulip Tree retention build up that will need to be mucked out (5-10K).

Security: Related to Flock cameras - people can be whitelisted and their tag not tracked by providing their tag number. Discussed the options for homeowners that might not want to give their tag numbers. Discussed options that include: window decal to identify cars as residents (\$.75) and putting a sticker on the license tag. If someone doesn't want a sticker, they can give Flock their tag numbers.

Discussed Steve getting communications from Flock on how to best communicate out to the HOA about the Flock cameras.

Other Business:

Annual Meeting 11/7 – discussed the distribution dates and materials to be included.

10/15th – date materials will be mailed to homeowners

10/10 – date to get Charlie the info for the mailing.

Agenda – Charlie to draft, proxy, Vote on New board

Budget – Explanation of budget and annual dues, Charlie

Covenants – Summary of changes, Joel/Terry

Security – Page on Flock, Steve

Brian will be bring a projector.

Holiday Decorations – Bellevue Community Fund (BCF) is interested in hanging the holiday décor for a reduced price. The board agreed to allow the BCF to handle the holiday décor.

Calendar of Board Meetings

Location: Terry's house

When: 3rd Monday of the month at 6:30pm

9/30/19

10/21/19

11/21/19

12/16/19

Annual Meeting Date – 11/7/19