

Monday, July 17, 2023

Songbird Homeowners meeting

Attendees: President Claire Nickleberry, VP Jessica Arias, Treasurer Kerry Cummings, Matt Wiege, Secretary Laura Hickman. Clauis Nickleberry, Jenny Vickery, Amy Aadland, Jeff and Demra Dage, Tim and Rhonda Johnson, Sharleen and Mike Rainville, Calvin Swenson, Todd Seyfert, Colleen Sunde, Scott Kendall, Patti Vandetta, Jennifer Phillips and Dave, Gretchen Hatton, Kyle and Stephanie Bisch, Luis Arias

Location: Claire's house

Start 7:10 PM, End 8:30 PM

Introductions by board and attendees

Meeting Highlights:

- High turnover of houses during Covid, Turnover of board members and fewer meetings resulted in less communication and the board feeling like we have less authority. There is a need to define board roles.
- There is a need to review and update CCRs. This board does not have any addendums that were made by previous boards. We need to add addendums to CCRs for the changes that have been made. Some CCRs might be outdated after 15 years and the neighborhood should update it. Any neighbor that has a proposal needs to bring it to the board with outline of details and reasons. A vote should be done by the neighbors for any CCR change. There is a question of when can the Board make a decision and when do we need a quorum. Gretchen had the idea of this board to get a consultant to help us interpret rules and define our roles. Group was in agreement. Gretchen will also reach out to Rick (former president) and see if he has addendums and information to pass onto this board.
- ARC application and process was discussed. The board is receiving ARC applications for house color changes. We have always used the passed on rule of "earth tones and keeping it consistent with the colors already in neighborhood." The board is frustrated because we don't have a color design palette to work off of. We have denied choices and have had pushback or been ignored. The board discussed hiring a company to help us created a color palette. This group does not want to spend money on this but agrees we need an updated plan. Sharleen suggested getting our paint cans out to come up with a pallet. Todd suggest coming up with a range of colors to choose from. Kyle feels like he could come up with a good plan. He will work with board to come up with a design plan. The board has also been frustrated that sheds, colors, porches have been built without approval. We again believe we are losing authority and don't have good control of the ARC process.
- Claire addressed parking concerns. A neighborhood map with overnight parking highlighted was available at meeting for review. This is added as an addendum.
- The HOA common fence is needing replacement. The boards were replaced in the past 4 years but now the panels are needing replacement. The fence on 13th in broken. Jessica has a fencer coming out on Thursday for estimate. The fence will be repaired this year.
- Lawn care: we do have CCR rules regarding front lawns needing 40% green grass.

We have had several neighbors requesting to change this. The grass is hard to keep green along street due to trees. The dirt in front has been tested and found toxic to another neighbor's dog. There have been requests for turf. The board has agreed to accept turf ARC applications if a sample is submitted. Some neighbors at this meeting have concerns about turf. They questioned if the board can make that change to CCRs without neighborhood vote. This again raised the question of if the board can make decisions without full neighborhood. The board is voted in to make decisions so what are our guidelines as a board. A consultant or lawyer is needed to help guide the board. We also need to make sure we know what the quorum % is. Colleen believes 51%. The board will look into this and also get a consultant or lawyer to help guide us.

- Enforcement of rules: The board has had difficulty collecting dues, fines, enforcing rules. We just now got the last two HOA dues but the fines were not paid. We did look into laws and we can put a lien on a house if needed. We have also considered collection agency but not sure if that is the right way to go. We still might not get the money. The board has been recently discussing hiring a management company to take over. This takes out the personal feeling of being a neighbor and enforcing the rules. Claire spoke with one company and there are many options to choose from. The basic package will cost each house an extra \$20-40 per month. Hiring lawyers will be an extra charge. This group does not want HOA fees to go up. We have one of the lowest around. Most agree the board needs to follow the path of enforcement and use collection agency or put lien on houses if we are not getting dues or fines. Some suggested using an agency for the money aspect of collecting fines and hiring lawyer as needed. Most want to keep the personal/humanity side of the HOA. A neighbor brought up the idea that some might have hardships we don't know about. The board understands that and in our letters we have made it clear that we will take that into consideration. Kerry sends out a letter for dues. After deadline, he continues to send out letters detailing fines that will be added if dues are not paid. The letter asks for the homeowner to contact us if they are having difficulty. We do not hear from these homeowners. Kerry emails, knocks on doors and even sends certified mail. We will now look into collection or lawyers going forward. Again, the board will look into someone helping us with defining our roles.
- Social Committee wants to remind you that the neighborhood BBQ is Sunday July 23 at 3pm. Bring chairs, shade, drinks and a side dish to share. Protein and buns will be bought with HOA funds. It will be located on the corner of 14th and 111th. Please email board email about allergies or restrictions. Last time people brought corn hole and other games to play.