

Songbird Homeowner's meeting

November 3, 2022, 6:30 PM

Jenny Vickery's home

Board members: Jenny Vickery, Laura Hickman, Kerry Cummings, Claire Nickleberry, Matt Wiege

Attendance: Laura Hickman, Jenny and Bobby Vickery, Kyle and Stephanie Bisch, Kerry and Melissa Cummings, Demra and Jeff Dage, Tim and Rhonda Johnson

Introductions of the Board:

Jenny wants to step down as President of HOA due to personal obligations. She is asking for volunteers for the President position. Discussion about duties of board discussed.

Expectations of replying emails once of week was agreed upon as acceptable. Will reply with "Received your email. Will discuss with board or next meeting..." Laura and Jenny are the ones that tend to look and reply to emails. We have been busy and haven't been replying once a week. We are wondering if we could find a homeowner that looks at emails every week, sorts them for importance, decides which board member needs to address, etc. and sends that information on to board as needed. Jenny is willing to stay in President position until another person takes the position or if we can get more help with responsibilities. The board will discuss the division of duties amongst itself. Please email the HOA if you are interested in the President position. Stephanie Bisch is interested in email responsibility.

There was also a discussion of hiring a property management company to manage the board. There are positives and negatives to that decision. As a neighbor it is difficult for board members to send violations, friendly reminders, etc. Hard to stay unaffected when we have to have difficult conversations with our neighbors. A management company would have higher expectations and follow the rules more closely. They wouldn't make exceptions like we have. If we can't find homeowners to fill board positions, then we will discuss this again. It would need a vote from all 39 homes. It would probably increase dues. Mayer Estates next to us pays around \$3900 per year for a property management company.

Budget:

A summary of budget was presented. We started the year with \$14,987, collected dues (\$7,282) and have an ending balance of \$11,171.75. Our spending was up this year due to fence repairs, a leaking pipe by the mailboxes and tree clean up.

Budget proposal made for next year. Add \$400 for social committee/BBQ, \$400 for trees, \$500 for repairs. Estimate total expenses for next year is \$6500.

Homeowners are concerned that the fence is rotting on 109th and the whole thing will need to be replaced. We only did the posts this year. Many believe we need to budget more money for repairs. We have never increased our HOA dues in the 14 years the neighborhood has been here. \$208/year currently

Trees:

The trees planted by Pacific Lifestyles 12-14 years ago are large and the roots are causing damage to the sidewalks and killing the grass next to the street. Per HOA rules, this area is the homeowner's responsibility. It can be expensive to cut down and replace, but it could cause issues with sidewalk which could cause an accident in front of your house. Most believe the sidewalk in front of your house is homeowner's responsibility and not the HOA. HOA said we will look into that and confirm. One homeowner has replaced this tree already. It was around \$800-900 to remove tree and grind stump. They replaced the tree with Raywood Ash. We discussed that the HOA cannot make you plant another tree but we would like to keep the aesthetics of the neighborhood. We want to continue to keep this neighborhood looking good with a finished look. We talked about getting a discount from the arborist if multiple neighbors want to take down their tree. We would hope a discount would then help pay for a tree replacement. Please get a tree with a similar look but appropriate for the space. Let HOA know if you need to take your tree down. We will then ask for a discount. The arborist that was used

recently in the neighborhood was New Day Arborist. If you have an issue with replacing your tree, please come to a board meeting to discuss it.

CCR 6.12 Landscaping: Landscaping shall, at a minimum, consist of planting areas, areas mulched with bark dust, lawn covering at least 40 percent of the yard area and a finished look. All landscaping between the curb and sidewalk shall be maintained by the owner.

Social Committee: The board would like to have a social committee that is run by others that are not on the board. The board wanted a summer BBQ but we had trouble planning it with all of our different schedules. Would anyone want to be apart of this. We would like you to plan get togethers such as BBQ, Easter egg hunting, help with charitable activities and other things that would bring our community together. We have budgeted \$400 for next year. Please email HOA if interested.

HOA email: songbirdhoa@live.com

Thanks!