

Dry Creek HOA Board Meeting August 16, 2016

Present - Betsy, Jeremy, Heather, Kelly and Dan

New Board Members Roles and Responsibilities

- Questions and guidance on what levels of responsibility
 - Secretary (Kelly) Communications, website and emails
 - Treasurer (Heather) Betsy will follow up to turn everything over to her so she can begin to do the banking items
 - VP (Jeremy) Special projects
- Transition from former Board Members
 - Betsy will work with Heather to get everything moved over next week
- Determine who will have responsibility for Gmail Account and responses
 - Kelly
 - Responses should always include that folks are welcome to provide their input at the next Board meeting
- What is the approval process for invoices, contracts, etc.
 - Would like to have all contracts reviewed by the board
 - Heather will have the ability to write the checks
- Regulatory Filings
 - Betsy will work on these

Financial Report

- Current Bank Balance
 - presented and reviewed
- Status of Panorama Contract
 - Currently they are mowing when we ask them to
 - Need to find out who the contact person is
- Determine whether to Renew Contract or other options
 - Will revisit this at this next meeting

State of Dues for 2017

- When and How to Notify Members of Increase
 - Will discuss that the next meeting
- Possible Payment Options
 - Might split into two due Jan 31 and May 31
- Payment Methodologies
 - Wild Apricot
 - Other options?
- Actions on Late Payments and guidelines
 - Still need to discuss

Bylaws and Covenants

- Availability on Website
 - On a flash drive and Kelly will upload
- How to make changes if necessary
 - Requires a majority vote (32 + houses)
- What are the “must dos” that are required
 - Covenants should be amended to remove the requirement for an audited financial statement. This was because the HOA was going to include several different neighborhoods.
 - Need to find some more generic covenants if we decide to amend the covenants. This will give us a framework to use as guidelines
- Architectural Review Committee (need member volunteers to work this)
 - Will discuss at a later meeting. As there are no formal guidelines it puts the President in a position of making decisions on the fly. Betsy doesn't like coming up with things on the fly about fences, etc...

Demo on Wild Apricot

- View the demo and determine next steps
 - Jeremy present a quick demo
 - Will work on getting things set up further and share admin information with the group

Walk Ons

- None

Next meeting is scheduled for September 20, 2016 at 7:00 p.m. at Betsy's home again!