

**Lost Creek HOA
Board of Directors Meeting
September 14th, 2020**

I. CALL TO ORDER

President Ben Bell called meeting to order at 600pm in club house. We abided by social distancing guidelines

II. ROLL CALL OF OFFICERS

President- Ben Bell

Vice President- Betty Serati

Secretary- Jeff Gillis- absent

Treasurer- Roy Briggs

Clubhouse- Allen Ferrell

Teresa Chupp- absent

Maintenance- Roger Rhodes

Pool- Dale Bentley

Landscape- Ben Bell

ACC- Ken Carpenter

Tennis- Robin Toole- absent

Website- Stephanie White- absent

Social/ Welcoming- Betty Serati

III. APPROVAL OF THE MINUTES FROM PRIOR MEETING ON 8/10/2020

Motion made and seconded that minutes from August meeting are approved

IV. Board and Committee Updates

a. President-

- Thanks to everyone who helped get the pool opened for the summer and made it a success!!!
- Several items from last year's budget, including the attorney's fees will not be on next year's budget
- We should then have money for other projects like the expanded deck.
- Ben had a picture of the proposed deck which will provide an enhancement to our amenities, has extra seating, and changes the footprint of the design which has been for 30 years.
- Ben proposes the Board vote on the project in order to move forward and present the deck project at the annual meeting.
- He will have quotes on deck with and without pergola, so it can be completed in more than 1 year.
- We are going to get some quotes and ideas on cleaning out the trail area after the fall cleanup.
- Things should be done on a timely basis and not let go. Example, the parking lot has been let go; it will take more funds to repair it, than if it had been maintained.
- We have \$20,000 to spend on projects next year.
- We have monthly maintenance and special projects
- We have to keep a reserve for unexpected expenses, like insect infestations, pine beetles, etc.
- Our minimum reserve should be \$26,000.

b. Vice President-

- Food truck project was abandoned because of low interest; will keep this project for the future
- Christmas party is set with Santa for December 12; it is on the calendar. Because of Covid restrictions, the suggestion was made to do the party in stages.

c. Treasurer-

- There are no outstanding HOA Fees- All the dues have been collected for current year
- Total collected income through August, 2020- \$102,000
- Outstanding balance- \$0.00
- Total Operational Expenses- \$76,241.01

- Net Operating Income- \$25,818.01
 - Income that was budgeted for 2020: \$105,000; collected through August \$102,000 – we are under budget by \$3000
 - Clubhouse budgeted amount for rentals was \$2000; however, we only collected \$750; short about \$1250. With COVID restrictions, we don't know if there will be any rentals through the rest of the year.
 - Social events budgeted \$2250; we have received nothing
 - Expense that was budgeted for 2020: \$114,000; we spent through Aug 31: \$76,000 – we are \$185 over budget, projected through December
 - Taxes and fees we went over budget
 - Landscape we are over budget
 - Pool we are under budget
 - Reserve account: \$31,789
 - Budget carryover to 2021 is \$23,132; at this time, carryover will be \$28,000
 - Decision was made to keep the security guard for the next game; then to reconsider for other games.
 - Notification of dues due will be sent with new covenants and notification of annual meeting (last week in January). Dues will be due on February 1, 2021.
 - We will need some W-9's for contractors.
- d. Secretary- no updates at this time→ Minutes continue to look great!
- e. Maintenance-
- No updates at this time
- f. Landscape-
- We haven't done anything with Landscaping for 2 months
 - Continue w/ monthly maintenance→ entrance and playground look great
 - Repaired bridge at north end of Tennis court. Hole punctured and beam cracked due to falling large tree limb. Replaced all top boards and beam
 - Reviewed drainage summary report for tennis court and working on next steps
- g. Pool-
- Reminder that the pool season will be ending on 9/30
 - Looking to seek bids on a new pool contract
 - Had an additional of 1 full week of lifeguards not in contract
 - Pool has a coating which has a tear and will need to be replaced for \$20,000
 - Dale will be checking with other maintenance companies
- h. Clubhouse-
- No rentals in September and none booked for October. One booked for November and the clubhouse has been reserved for the Lost Creek Christmas party on December 12
 - No cleaning services used in August for the clubhouse and none scheduled for September
 - Cintas continues to clean the outside restrooms weekly. In October they will only clean the restrooms once a month until the pool opens next spring
 - Terminix completed Termite inspection and reported no findings in August. They returned this month and sprayed the exterior for pest control
 - A street map of Lost Creek and a hand drawn map of the Lost Creek trails were scanned electronically and provided to Stephanie White to put on the website. Copies were provided to Betty Serati for new residents moving into Lost Creek. Copies were delivered to Board Members and ACC committee members.
 - There was discussion on the capital budget for the Clubhouse roof
 - \$5000 was proposed to update the playground; money initially was proposed for another small playground.

- Discussion ensued on the workout stations. Removing would be about \$500 per station. Some are not even maintainable.
- A suggestion was made to repair the stations. Consideration was given to surveying the residents to see if they use the stations.
- No one on the Board indicated that they use the workout stations
- Quote to do bridges is about \$1500 per bridge; bridges may be a multiple year project.
- Expenses (stove, refrigerator, etc) that Allen presented were on an “as needed” basis
- \$7,500 was spent on repairing the logs on the Clubhouse
- i. Tennis Committee- no new business
- j. ACC Report-
 - New ACC Standards posted on website
 - Some people have parked vehicles on lawn, and it is a concern
 - Yard of the month write up has been great
- k. Media-
 - Everybody is up-to-date on the website

VII Unfinished Business/ New business

- I. New Business-
 - a. Continue to work on installing Wi/Fi signal for clubhouse for meeting needs and increase rental opportunities. Note- we are reviewing the current rental standards and comparing them vs. what other communities are doing, charging and what is included w/ their “rental agreement”
 - b. 2021 Board Positions – Ben would like the Board to let him know before the next meeting whether or not they want to continue on the Board. He would like to know open spots on the Board before the January annual meeting
 - c. Ben suggested having a separate meeting where we invite individuals that we thought would be good for the Board. For example, the Landscape position is open. It was requested that Ben stay on as President.
 - d. The website lists board members with a link to the description of each position
- II. Unfinished business-
 - a. Decs/ Covs/ Bylaws/ Standards- review updated summary document w/ new questions and comments
 - b. Ben gave out 2 printed copies of the new Covenants/Documents for people to review. We will vote on it at the next Annual Meeting.

■ **Meeting Adjourned at 7:23 pm by Ben Bell**