

# The Providence Arbours Homeowners Association

## Annual Meeting Minutes

November 20, 2018

### Items on the agenda:

- Introduction of board members
- 2018 accomplishments and current financial position
- Discussion of 2019 Goals and priorities
- Ratification of the 2019 Operating Budget
- Nomination & Election of Board members
- Q & A Period for open discussion of items of interest
- Adjourn

### Board Attendees:

Sam Barrera  
Matt Byron  
Dale Rubin  
Jim Dimond

### Meeting Minutes:

- Meeting called to order at 6:45PM.
- Question on how many people were on the board? Stated currently 5 people and Dale is the newest member in the past year.
- Reserve fund – explained about what the funds are used for; asked why there is a dip in the reserve funds? Explained that this is for future enhancements – such as the front entrance, replacement of the park equipment. Yearly dues will also be increased by 3% to continue building up the reserve fund to account for future projects.
- Statement mentioned about postage – billings are sent out sent out December 1<sup>st</sup> and due the end of January; one resident stated that some dues invoices came in the annual meeting notice and did not occur for everyone. Don stated this should not have occurred for any resident.
- Resident asked the difference about the management fees vs the administration fees and why there are 2 separate line items on the budget. Sam explained that he had already questioned this with Cedar Management and would continue to follow-up.
- Resident asked about the increase in the landscaping budget from 2018 to 2019 – discussed the need for a new landscaping company. The Board is looking at replacing Trio in 2019.
- Front entrance – mentioned about fixing the lights and painting the fixture black to make the appearance look better; resident mentioned about changing the lighting to be directional from the ground up; resident mentioned about how they can help with identifying contractors like electricians – told that they can set-up a meeting and invite the Board and we will make attempts to attend; resident mentioned that without lights there are increases in vandalism.
- Mentioned that the fence needs to be replaced/repaired, but the tree work needs to be done prior to repairing the fence. Also waiting on the road construction on McKeed Rd before proceeding in the event that the construction has an impact.

- Stated that Don was able to get us a credit from the City for \$2000+ for a water bill
- Park – mentioned that the chains on the swings seem to have been shortened – need to check out if there is erosion or whether there needs to be extra chain added.
- Stressed about architectural review committee (ARC) requests need to be submitted prior to the work.
- Add the Board member names to be included in the annual dues invoice that Cedar will mail out.
- Asked for volunteers for the hanging the Christmas decorations; asked that a notice be sent out of what day the decorations will be hung to solicit help.
- Resident asked about speed bumps being added – explained that we have attempted all of the due diligence for this, but we do not meet the requirements based on previous studies; resident asked about requesting from the city to have a speed reading device dropped off – Don said we don't qualify based on the previous studies; Don mentioned that Cedar Management can send a nuisance letter to residents if they or a child of theirs is excessively speeding.
- Board mentioned about speeding around the corner at McKee coming towards Providence Arbours entrance – could the City add an entrance lane from our neighborhood – Don suggested contacting the City or submit a petition.
- Resident mentioned about the 2 raised manhole covers at the front entrance – Don said the City came out and said they didn't notice an issue; need to contact the City again.
- Resident mentioned about communication – said the website is not a good forum and asked if there were suggestions about better ways to communicate – was brought up that Nextdoor Neighbor was a good way; Board brought up that we would not communicate through a forum/website and all communication would be through Cedar Management so that it can be tracked and is formal.
- Q&A – resident asked if this was the only community meeting each year? Yes only the annual meeting – unless deemed an emergency.
- Meeting adjourned at 7:45PM.