

**Meeting Minutes
Providence Arbours HOA Board**

**April 19th, 2022
Chris Harris's house**

Attendees: Dave Miller, Dave Enav, Tim Arkfeld, Allison Grant, & Chris Harris

Financials

- Dave Miller shared that HOA accounts are all in good financial standing.
- The board discussed PA homeowners that are still delinquent on their 2022 dues. 8 homeowners are 1 year delinquent, 1 homeowner is several years delinquent and 2 homeowners are only a few dollars delinquent. Cedar management confirmed that all late homeowners were mailed a notice on April 1st. Board unanimously agreed that Cedar would now issue a "15 Day Demand" letter to the homeowners still delinquent.

Architectural Review Committee

- The board discussed 3 ARC requests that have been received since the last meeting. Board was debriefed by Dave Miller, ARC liaison.
- Dave Miller shared that Chris Heely has left the ARC committee and Chris Harris will replace him.
- A particular ARC request for the installation of "privacy panels" was discussed by the group. Each board member weighed in and Dave Miller will bring back to the ARC to finalize.

Violations

- Tim Arkfeld discussed this months violations report from Cedar and the board provided additional guidance related to the violations.
- The board discussed other violations seen throughout the neighborhood.

Social Committee

- It was brought up that the neighborhood Facebook "Social Page" has seen several neighbors voicing their disagreement with the new Cedar management implemented \$20 fee for homeowners to submit ARC requests. The board will address this on the Facebook page and reiterate to homeowners that this is a fee that is required by Cedar management. The board was not able to vote on this new fee. Cedar explained that increasing cost of doing business and further automation of systems has lead to the fee.
- Allison Grant spoke with social committee recently and some sort of Fourth of July celebration including a parade and possible fire truck/ food truck is being planned for Fourth of July. There was some discussion of what day this celebration should be held since the 4th is on a Monday.

Cedar Items

- Dave Enav discussed with the board a notice that was received from Cedar Management. They are implementing a 13% increase in their management fee for our neighborhood. The board reviewed the history of Cedar fees and they have been minimal over the past few years. Dave Enav is going to communicate to Cedar that we are not anticipating another increase of this amount anytime soon.

Owner Concerns

- The board discussed an email to Cedar from a neighbor that had an issue with a neighbor next door. The board, with guidance from Cedar, felt it was a private matter and a response from the board was discussed.
- The board discussed an email to Cedar from a neighbor that is concerned about yard decoration violations not being enforced by the board. As has been discussed at past meetings, the board went into detail on the exact section of the CCR's that defines "Decorative Structures". The ambiguity of the definitions in the document make it difficult for the board to unanimously agree to issue violations for all yard decorations. The board will draft a response to the homeowner that details our discussion.
- The board discussed another homeowner email to Cedar Management that shared concerns over an ARC request that was denied. The original intent of the authors of the CCR's in relation to solar panel installation was discussed at length. The board will draft a response to the homeowner that details our discussion.

Neighborhood Improvements

- Dave Enav discussed fixing the park fence and adding copper tops to the posts. The board agreed this would be an attractive enhancement. A fencing company will come out to give us an estimate.
- The board discussed new signage and a community info sign at the park. Prices are being gathered for the cost.
- The board is going to reach out to Don Everhart at Cedar Management to see if Cedar can request the city to come out and repaint all of the faded and missing street markings. We would like the city to inspect the manholes and speed bumps for age as well.

The next meeting will be June 30th, 2022, 6:30 pm at Tim Arkfeld's House.

Meeting adjourned.