

SHOA BOARD Conference Call
Dec. 15, 2020 - 9:30-10:45 AGENDA
Minutes

Time limitations require meeting to stay on schedule please.
Board Minutes: Jim Chrietzberg (minutes).

Board Member participation
Jim Chrietzberg, President
James Joyce, Vice President (Hm#)
David Livermore, Secretary (cell)
Michael Handorff (Hm#)
Jerry Schacht (Hm#)
Mary Ellingsen (Hm#)

SHOA Member Meeting 2021 To be derminded at a later date.
Expectation Sept. 2021

Projects Scheduled 2021

- Painting Building A & B Spring 2021
- Additional panels / boards to be replaced both building prior to painting.
- Dish Antenas not in use to be removed.
- Home owner removes, or SHOA / PAINTER REMOVES - \$50. Charge to owner. Owner has the have option of moving.
Jeff Hightower will confirm owner prior to removal.

Discussion

- Charge of \$50.00 should home owner not provide email address.
Objective to reduce expenses, avoid increase of SHOA dues. Communication with owers via email estimated to save association \$400.-\$600 annually.
Owner of rental units must complete renter information form prior to renting unit.to Property Manager. \$100.00 fee added to annual dues if form not completed.

- John Deere lawn mower arrived. Note: Annual service of unit Nov. or Dec. \$200. min. depending on repair may exceed. Dealer will pick-up.
- Signs arrived and will “go up” December.
- Trash containers (Bear proof) when closed & locked.
- Sign to be installed, reminding home owners to close.
- 2 units have been purchased by Michael & Sherie Handorf.
- Jeff Hightower, Property Manager. Status review, excellent job indicated by Jim Chrietzberg

- Seaview Web-site launch, last week of Dec. last week, or first week of Jan. content extensive. Jeff Hightower will follow up with home owners to discuss:
 - 1) Web-site information available on-line.
 - 2) Dish removal.
 - 3) Email request.
 - 4) Door - Ringer participation.
 - 5) Duct cleaning suggestions.
- Insurance Bids in process. Objective maintain a competitive rates.
- Door Security Systems \$100.-\$200.
- Michael Handorf requested topics below to be added to agenda for discussion.

D) I **(MH)** believe we need to require owners to identify renters, renters' vehicles, etc. If someone tries to buy one of our units, the renter percentage is going to be requested by any mortgage company. The fact that Powell & Seiler can't provide this could become an issue. I'm not advocating restricting renters: I am simply stating that we - as a Board and HOA - should be able to answer that question accurately.

E) I **(MH)** want to keep this on our radar as we enter the winter season - the exposed staircases at the middle of the buildings need to be addressed - the stair footing 'grips' and maybe power washing. Trying to avoid a personal injury lawsuit in the future.

F) I **(MH)** can confirm that when someone makes an offer on a condo now, the Title Co / County is providing the most recent document which we filed. This is a 43-page document which includes both the CC&Rs and Bylaws. It replaces a hacked, 80+ page set of 3 different sets of CC&Rs and a set of Bylaws, all of which was hardly readable, given those documents were typewritten 2-3 decades ago, and had been photocopied, faxed, etc. The new set is highly readable, since it was produced in Microsoft Word.

Board Members: OPEN Discussion

****VOTE** Fees: BOARD VOTE UNANIMOUS ON ISSUES BELOW.**

- A) Dish
- B) Email
- C) Owner Renter information.

Meeting Adjourned 10:30 AM

