

**Minutes SHOA BOARD Meeting**  
**February 16, 2021 - 9:00 -10:00**

Board Members in Attendance

Jim Chrietzberg, President  
James Joyce, Vice President  
David Livermore, Treasurer  
Michael Handorff  
Jerry Schacht  
Mary Ellingsen

**SHOA Member Meeting 2021**

Tentative Schedule Monday September 13, 2021

**Projects Scheduled 2021**

- Painting Building A & B Spring 2021 (April)
- Additional panels / boards to be replaced both building prior to painting. (March)
- Dish Antennas 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** has removed several Antennas (Dish).

- Unit A-3 antenna (owner) removed.
- A-3 Duct (owner paid) majority to be scheduled in early Spring.
- SHOA Signs, Jeff Hightower has replaced 80% of existing signs as of this date.

**Projects: 2021**

Duct Cleaning

Discussion & Vote: A) Each owner required to have their ducts cleaned in 2021 paying for expense.

or

B) SHOA pays for cleaning. Note: Numerous owners have had ducts cleaned within past 18 months.

**Projects: 2022**

Parking Lot re-surface.

Discussion Financial Status SHOA

**David Livermore:**

Reviewed

- a) Funds in checking & annuity.
- b) 2021 project expenses.
- c) 2021 General Operational expenses estimated.
- d) Measures taken to reduce expenses.
- e) Special Assessment. To cover expenses not covered by association's reserve account or normal budget expenses.
- Expense increase: PUD Utilities (3.2%), Peninsula Sanitation (8.5%, City of Long Beach (water 12%).

Insurance 17%.

- Website will result in substantial reduction in mailing & labor expenses. Important homeowners to understand savings.
- Formula for SHOA future expenses not practical.

**Jim Chrietzberg INSURANCE:**

Review of policy, quotes from 9 carriers. Exiting policies to be maintained. No cost savings in carrier change. Premiums have increased 14%.

**Board Members:** OPEN Discussion

- Smoking concerns "Building A" Property Manager to monitor, brief conversation with home owner.
- Extensive Review of expenses and decision to vote for 1-TIME ASSESSMENT 500.00 providing \$15,000. result will provide estimated 50% of painting expense.

In consideration of escalating general expenses necessary to increase annual HO dues \$30.00 - \$50.00 per month. Second increase in history of association. All board members agreed this should be delayed until tentative meeting September 2021 providing opportunity for members to discuss and respond to questions "in-person".

**Vote:**

- a) Increase of dues and or **one time** assessment.
- b) Due July 1s, 2021
- c) 1 Bedroom \$435.00 2 Bedroom 523.50

**VOTE UNANIMOUS (6)**

- d) Duct cleaning expense. Owners responsible for their unit duct cleaning.

**VOTE UNANIMOUS (6)**

- e) TV Antennas **MUST BE APPROVED, PROPERTY MANAGER**, removal expense to be paid by owner.

**VOTE UNANIMOUS (6)**

**Meeting Adjourned 10:00**

