

Ruedi Shores Homeowners' Association Board Meeting

October 3, 2020

4 p.m.

Home of Helen Tieber

194 Wapiti Way

Board Members Present: Donny Mushet, President, Brandon Ford, First Vice President, Beth Madsen, Secretary and Helen Tieber, Treasurer. Todd Hoyt, First Vice President, absent.

The meeting was called to order at 4:03 p.m.

AGENDA ITEM: Financial Report and Delinquent Accounts

Helen reported on the third quarter financials from our CPA and discussed delinquent accounts. The delinquent account balance was \$6,924.54 which included two payment plans and one legal account. After removing the payment plans and the one legal account the balance was \$1,433.95. This represents the smallest delinquent amount since the implementation of the collection policy. Year to date because of this policy we have collected late fees and interest for a total of \$2,526.87.

AGENDA ITEM: The 2021 Budget

In November the board will address a proposal regarding the 2021 budget.

AGENDA ITEM: Reserve Fund

Helen discussed all the provisions of a Reserve Fund Study and how an HOA arrives at the amount that needs to be reserved. She clarified that RSHA has two capital assets to maintain; stairs to the dumpster and the mailbox center. After discussion it was concluded that now is the time to consider an all-new mailbox center. The board decided that they would meet at the mailbox area in the near future to discuss where, how and what features should be considered for the new mailbox center. We may need some kind of architectural plans drawn up for this project. After we have a better idea of the mailbox plans then Helen and Brandon will be working on collecting bids for the new structure. In order for Helen to work on our Reserve Fund Study and the Reserve Fund Policy a listing of the proposed bids and the total cost to construct the new mailbox center

will help us get to the amount that needs to be set aside in the Reserve Fund for this project.

AGENDA ITEM: VRBO Rules

Regarding subdivision VRBO rules, the situation of a homeowner who lives outside of Ruedi Shores who wants to direct traffic to his VRBO through our subdivision was discussed. Helen pulled three road easements related to this situation and found that he is entitled to direct VRBO traffic through RSHA. The easement in question does not give us the authority to assess him for our road usage. The board voted to have the driveway which is entrance to his property surveyed to find out where the property lines are and who owns what. This may require us to pursue legal means to resolve.

AGENDA ITEM: Architectural Review Report

Brandon reported that the Architectural Review Board met to discuss road impact fees. The fee schedule has not been finalized.

AGENDA ITEM: Manager's Report

Donny stated that he does not believe we need to have the road graded this fall, but we should anticipate comprehensive road maintenance in the spring.

AGENDA ITEM: Website Update and WI-FI Tower

Sean has taken a new job and does not feel he can complete the website project. The board voted to hire a new website design company to complete this project. Helen will interview companies and report to the board. The proposed WI-FI tower is expected to be operational in 30-45 days. They may need additional antennas placed on homes higher up to make it work.

The meeting was adjourned at 5:50 p.m.