

2023 Staley Meadows HOA Annual Meeting

Thursday, November 9, 2023

Samantha (Sam) introduced Current Board Member:

- Samantha Speer – President
- TJ Winkelmann – Vice President
- Treasurer – Lindsey Parmenter
- Secretary – Janet Knapp
- Open Lands – Annette Newsom

Open Board Member positions are President, Vice President and Treasurer. We also have needs on our Architect Committee (made up of 1 Board Member and, 2 homeowners)

After email & Facebook requests for volunteers for board members, we have had 2 homeowners express interest; if anyone else would like to volunteer please let us know.

- o Jeff Tittor
- o Linsey Ferrell – Vice President

Samantha asked if anyone had any questions about roles and responsibilities of Board Members - no questions

Samantha reviewed 2023 spending & budget. Detailed spending and budget is printed and available on tables for anyone wanting to review.

Current Account Balances

	2023 Deposited from Dues	2023 Spend	Current Account Balance
Homes	\$76,950		\$33,000
Villas	\$34,848 \$4,400 Special Assessment		\$4,500
Savings	\$12,000		

Samantha reviewed Current Contractors:

- Pool: Jeff Johnson, Johnson Pools
- Pool Security: Shield Security
- Open Lands: K&M, TruGreen
- Pond: Blue Valley Ponds

Samantha highlighted 2023 Pool Projects:

- Replaced the badge and security system (video) for the pool
- Replaced the gate locking mechanism
- Replaced blue tiles near the deep end of the pool

- Replaced the valves in the Pump Room

Samantha discussed current needs for Open Lands:

- Attention to the island on Tracy
- South Entrance
- Pool Gate and Parking Lot
- Exploring re-planting in Spring 2024

Q & A

How much budget items were planned or unplanned? Breakout is on table - most were planned.

Security upgrade seemed high - Why was gate security replaced? Locking mechanism was damaged due to vandalism. Cameras were upgraded to wifi and cloud storage.

Who has access to security camera? Three board members.

How is the Password being secured? Password has two factor authentication.

Why was hot water heater replaced? - it didn't pass inspection.

Homeowner requested to move security out of the cloud to a dvr system.

Homeowner expressed concern a managed service will be more expensive and take longer.

Why was new security system purchased? Security system increased security and reduce vandalism. Itemized bill from Shields is available to anyone interested.

Homeowner expressed a concern that communication can be improved.

First Service Residential presentation- Sam explained the HOA Board is considering hiring a managed service due to workload and a lack of volunteers to serve the board. Hiring a service provides their expertise, efficiency, effectiveness, as well as objectivity / fairness. The decision will be based on cost and volunteers to run for HOA board. As emailed to homeowners:

- 2024 Annual Dues amount – evaluating based on contract with First Service
 - o Homeowners currently pay \$450/year. This could increase to \$540/year; a \$90 annual increase or \$7.35 per month
 - o Villa owners currently pay \$1584/year. This could increase to \$1721/year, a \$137 annual increase or \$11.40 per month

First Service Presentation (FSR) by Dalton Malcom & Ashley Scanlon

FSR is available 24/7 for any concerns or questions from homeowners. They have Insurance coordinators and can provide insurance savings. FSR have structural engineers and teams that can also be hired for personal projects for construction, plumbing and electricity. FSR will seek out bids from vendors for the HOA, however the board decides on vendors. FSR emphasized the Board is still needed and makes all the decisions. They will manage vendors and oversee and work at the pool work and/or open lands. FSR also has a communication platform - "Connect" to streamline communication to homeowners.

First Service Q & A

- 1) **What does Available 24/7 means? - Who do we call?** Customer Care Center. After hours emergency number is shared. Customer resolution results 75% solved within 3 minutes. Examples given.
- 2) **How would you sell that you are not just helping the board - but helping everyone?** Getting the communication platform - "Connect". Operational, Resident monthly financials sent to all homeowners.

- 3) **What is your experience with drudging the pond?** Many of FSR's HOAs have ponds that have also required drudging. Filling in will probably be out of the question. Looking at reserves to avoid a special assessment. No lien loans is an option.
- 4) **Historically, what your increase in rates?** 3% or cpi or whichever is greater.
- 5) Discussion about assimilating Staley Heights took place. Sam explained Board's "scratch math" determined it would be a loss due to the amount of open lands, retention areas & pond.
- 6) **Will Pool fee for Villa owners change next year?** No increase is planned - but could. Change is dependent upon costs increases from our vendors.
- 7) Jerry Vick and Eric Beanland volunteered to be on the Arch Committee
- 8) Recommendation made to form committees to help offload workload of board members.

Action Items -

Send out roles & responsibilities of board members

Barb Sheer asked for copy of budget comparison (all table copies taken)