

Minutes
Terra Nativa Homeowners Association Meeting
October 2, 2019

- 1) Marc-Francois reported on the state of the Association and Board activities over with past year. Items noted were residual problems with the Alto Via slide area, including security, dues obligations, and transfer of Terra Nativa LLP lots to Ada County to satisfy tax obligations; identification of aging infrastructure and costs associated with repair/maintenance (roof drain system, fencing); need to identify property owners priorities with respect to management of the Association.
- 2) Fred reported on the finances of the association, noting that old debt obligations have been retired and income should cover expenses for 2019. Unexpected costs were encountered with respect to the private drainage system and fence repair. The 2020 budget was presented, noting similar projected costs to 2019. An increase in dues or a special assessment seems unlikely for 2020.
- 3) Steve Miller noted drainage problems from the roof drainage system serving the houses on Castello, overflowing to houses on Al Fresco. This will need to be addressed in 2020. Erosion related to drainage from the proximal portion of Alto Via may require definitive intervention in the next few years: it is currently being monitored as per HECO engineers recommendation.
- 4) Lamont Keene asked about the re-staining of common area fencing. Bobby described his fence repair process currently underway on Bene Posto. The Board plans to repair fencing on a piecemeal basis over the next 3-5 years, potentially to include re-staining.
- 5) John Tillman requested to be released from any obligation to pay old dues relative to his unbuildable slide lot at 238 Strata Via. Marc-Francois outlined the Board's decision to rescind the moratorium on dues for slide lots. Several homeowners spoke in support of Tillman's request. Marc-Francois noted the Board will try to obtain a consensus from the entire neighborhood on the moratorium question.
- 6) Several homeowners spoke in favor of a special assessment to create a backup fund to cover HOA emergencies. This topic will be covered in the upcoming survey to the members.
- 7) Tyley Nelson spoke in favor of the proposed amendment to limit short term rentals, noting problems with the house at 482 Strata Via that has been used for that purpose. The Keenes and Gundlachs reported similar issues. The amendment will not prevent short term rentals by existing owners, but will for any future home purchase. The Board will explore ways to minimize bad behavior by renters in its capacity to control nuisances.
- 8) Ballots were distributed to qualified homeowners and those holding proxies for the election to select Board members for 2020 and to amend the CC&Rs to restrict short term rentals. Ballots were collected and the meeting subsequently adjourned. The results of the election will be sent to homeowners by email.