

# 2018 Annual Jaydan Village HOA Meeting Minutes

Thursday, July 26, 2018

Call to Order at 5:35 PM

Proof of Notice was provided

- Quorum requirements were not met and members were informed that no official business could be held. Needed 22 homes for Quorum and only 14 represented.

Prior Business (HOA President):

- Prior year HOA Meeting Minutes Discussed:
  - Board members stayed the same. (A few weeks after the meeting Mike Luis and Scott Clement volunteered to be on the board and the board approved them as new board members. Roseanne Swain resigned from the board.)
  - No questions.

Financial Report (Riverside)

- Financial report status presented.
- No questions.

Issues Discussed (HOA Board):

- Pool rail needs to be fixed due to possible liability issue. Dan at Treasure Valley Pool asked to replace rail.
- Asked for volunteers to help fix and repair pool issues to keep costs down.
- Key Box issue
  - Key box broken into and keypad opened.
  - Jenny Wagner has access to camera feed to check key box break-in.
  - Riverside does not have combination to key box.
    - Jake to contact Eric and Chance for combination.
- Pool Cleaners required after-hours access and their access to change to 24 hours.
- Not a lot of pool violations this year.

New Business (HOA Board):

- Upgrade landscaping, sod and rock in drainage area:
  - Water is accumulating in drainage area due to watering sod.
  - Jake discussed issue with the water drainage and excavation.
- Tree replaced that was down due to high winds was replaced at a cost of approximately \$1200.
- Financial Reserve and Annual Dues:

- Jake discussed the 2016 reserve study and that it gives the HOA a projected budgeting tool.
- Approximately \$8500 is needed for annual maintenance in 2018, we are projected to spend \$10,246 in 2019 and \$42,849 (resurface the pool as well as other project expenditures) in 2020.
- Transferred \$11,767 to reserve in 2018. From 2019 until 2033 deposits to reserve amount increases each year and then levels out at \$18,349/yr.
- Operating expense is approximately \$30K/yr but with 74 homes x \$500/yr brings in only \$37K year. Approximately \$41K/yr is needed.
- Dues have not been raised since 2006. In April 2018 board members voted and agreed on raising dues to \$600/yr to meet operating costs and reserve.
- It was mentioned that HOA dues were lowered to \$450/yr for a period of time and then raised back to the original \$500/yr.
- Annual dues of \$600/yr per household effective December 2018.
- Questions:
  - Question about Board member meetings, who attended, and that non-board members should be able to attend.
    - It was explained that typically only board members attend. Discussed that non-board member may attend meeting in an observation only status.
  - Jaydan has not been charging a new home owner setup fee unlike other subdivisions. Board members voted on and approved a \$300 new homeowner setup fee. Riverside setup fee of \$75 is separate.
  - Question about shopping for a different property management company. It was discussed that Riverside has never raised fees and had a good reputation. General consensus is to keep Riverside.
  - It was suggested to the board to make the board meetings quarterly and to publish board meeting minutes.

Questions (Open):

- Ask for volunteers for National Night out.
- Discussion about possible neighborhood watch list.
- Discussion about current landscape rates. Jaydan is currently being charged same rate as it was in 2015 so no increases.
- Discussion about replacing bark with rock over long-term and cost savings.
- HOA meeting minutes to be posted on Riverside website.

Meeting adjourned at 6:25PM