

Minutes of March 7, 2024, SRPE HOA Meeting

Held in the SRPE Clubhouse.

(Minutes are unofficial until approved by the Board)

President Oliver Oramas called the meeting to order at 7:00 pm and led the Pledge of Allegiance and prayer.

"Imagine all the people living life in peace. You may say I'm a dreamer but I'm not the only one. I hope someday you'll join us, and the world will be as one."

John Winston Lennon

Kathryn Forsyth is under the weather and cannot make it tonight. We miss her and wish her a speedy recovery.

Trustees Present: Trudy Venskus, Joan Ward, Peter Szybel, Susan Swain, James Clarke, Kathy Conte, Mary Conery, and Debbie Moriarty.

Absent: Trustee Michael Joffe

Membership in attendance was 36.

Announcements by President Oliver Oramas

We have a lot to accomplish tonight. We will continue the business part of the meeting while the votes are counted, verified, and to be announced later.

- We discussed the tier system for dues and decided to comply with the edict from the attorney to treat everyone the same.
- Our reserves will be 45% funded at the end of this fiscal year and all monies received from the capital contributions go directly to the reserve account.
- As promised, no significant changes will be voted on until after it has been brought up for discussion. The Board is proposing to increase the capital contribution to 0.3% of the price of the home, with a minimum of \$850.00. The multiplier for .3% is .003. Example: $0.003 \times \$350,000 = \1050 . This motion will be presented in April.
- The Board has interviewed several management companies to consider handling the office and finances. The decision was made not to pursue it due to the fees.
- Still under consideration, a request to change the time of the meeting and initiate some type of conference call.
- The 2nd Annual Report will be out shortly.
- We will have an audiologist speaker at our April HOA meeting, starting at 6:30 pm.
- There will be a bake sale on Saturday, March 16, 2024.
- Please listen carefully to what I'm about to say. **On the advice of our attorney, we can no longer prohibit the sale of homes in our community to**

persons under age 55. Having said that the occupancy rules are still age restricted.

Under our current rules a person must own and reside in the home for one year before renting. The occupancy rule prohibits someone less than age 55 to reside in the home.

We will be mailing ballots out shortly to amend the Covenant and Restrictions in anticipation of this situation. We are seeking to change the rental/occupancy rule from one year to two. We seek to restrict rentals to a minimum of a one-year term. We are also seeking to restrict ownership to a maximum of two units/homes. These items can be discussed later in the public discussion part of the meeting.

Approval of the Minutes of the February 1, 2024, HOA Meeting

The minutes were approved unanimously.

Treasurer's Report

Overall, the budget remains sound! From time-to-time items diminish or increase but the bank balance is stable.

Administrative Report

- Mary Conery reported that seven active homes are for sale, four homes closed in February, and six flippers continue to work in SRPE. Fifty-two homes have been sold in the last 12 months. February arrears totaled \$285, violations \$688, and collections were \$3,160.
- ADA Bathroom: Trustees are still waiting for receipt of the second proposal.
- Volunteers gave 57 hours of time in February.
- Trek soft plastic collection has increased from 500 lbs. to 1000 lbs. We have collected 757 lbs. toward our 2nd park bench.
- **A new Real Estate Clerical Position is being advertised.** Submit your resume to the office if you are interested. The position will be dedicated to the extensive time that is required for Real Estate interactions and begins April 1, 2024.
- **Membership Dues next quarter (April 1, 2024) has increased to \$90 per quarter, or \$360 per year.**
- The Reserve fund has improved from about 33% to about 45% in this fiscal year ending March 31, 2024.

A Review of our Reserve account. Money in the Reserve Account is designated to cover repair or replacement of costly items at SRPE. We continually put money into the reserves every month to avoid a short fall. This past year the

government has gotten involved because so many HOA's have no reserves and can't afford to make repairs or replacements without assessing their residents for these very high repair bills. The government sees our HOA as working toward their requirement. There is no need for the government to forcefully manage our HOA as our funding through the Treasurer and Budget Committee is sound. Responsibly raising our dues and raising the one-time contribution for new home sales has increased our reserves this fiscal year to about 45%. Ollie, Dru, or Mary are always available should you have any questions about funding the reserves. Thank you for your patience with this report.

- TREES – we spent \$4,645 in January and \$280 in February.

CONTINUING BUSINESS

Coalition Report

- On 4/23 at 11am a seminar about ADR (Alternate Dispute Resolution) will be held at Holiday City South. Residents can become mediators and are encouraged to attend.
- Funeral Assistance for those lost loved ones due to Covid-19 related deaths has been extended to September 30, 2025. See page 10 for more info.
- There were 2 speakers at the meeting, one from a Taylor management company and an attorney from Becker (our attorney, Karl Meth, is a member of the firm).
 - The gentleman from Taylor described the many areas a management company could handle for Homeowners Associations and the benefits of having one. He noted that volunteerism is decreasing with the next generation, and he expects to see more HOA's move from self-governance to using a management company.
 - The attorney from Becker discussed the new law passed in January requiring Homeowners Associations to adequately fund their Reserve Accounts. We at SRPE are in compliance with the law but need to continue to increase contributions to the reserves.

NEW BUSINESS

Motion #1: To approve 1. Railing around deck cover no higher than 4 feet at 50 Edinburgh Drive; 2. A fire pit at 1133 Edgebrook Drive South; 3. A patio fence less than 2 feet and permission to maintain current configuration conditionally approved at 1133 Edgebrook Dr. South. The fence needs to be brought

into the sight lines of the house; 4. A 40-inch patio fence around a 12x18 foot patio at 72 Edinburgh Dr.;
5. A 4 feet patio/garden fence made of black aluminum with gates, 14 feet from the foundation and 35 feet wide at 21 Stanford Drive. The motion was made by Debbie Moriarty and approved unanimously.

SECTION REPORTS: All sections, nothing to report.

CLUB AND COMMITTEE REPORTS (Visit website, bulletin board, calendar, or Park Echo for more info on these topics)

- *Beautification/Garden Club* – we meet at the clubhouse on Tuesdays, 9-10 am. The season kicks off March 26.
- *Entertainment* – March 13 Coffeehouse Series featuring Amanda Rose; April 20 Spring Fling Dance; June 22 Hawaiian Luau.
- *Flea Market* – March 16 Flea Market & Bake Sale; May 18 Junk in the Trunk Flea Market and Bake Sale.
- *Game Nights & More (New)* – Starting in April, Tuesdays nights at 7 pm at the clubhouse, check calendar.
- *Sunshine Club* – Elva Hall presented her Annual Report (March 2023 to February 2024).

PUBLIC DISCUSSION: Questions from the audience centered around the under 55 law and its impacts. Oliver responded with our attempts to protect our homeowners and the value of their homes. "We do not want to become a rental community. We want to keep our ownership occupation to the current 80%".

Other discussions during the evening involved fences, reserves, and recycling.

ADJOURNMENT: The meeting was adjourned after the election results were announced at approximately 8:10 pm. See inside this edition for more on the Election results.

In the absence of the Recording Secretary, the minutes were submitted by Gail DiNicolas.



Thank you, Oliver Oramas, for your hard work and outstanding dedication to the Silver Ridge Park East Homeowners Association.