

Sandstone Hills Homeowner's Association
Annual Meeting
January 9, 2018

The Sandstone Hills Homeowner's Association annual meeting was called to order at 7:00 p.m. at Hudson Hall. Board members present were Karen Frasier, Ruby Malik, Tamra Kahl, Lonny Jenkins and Ashley Donarski. The minutes were approved from the January 10, 2017 meeting on a motion from Lonny Jenkins. Julia O'Neil-King seconded the motion. Approval passed.

Karen Frasier gave the Board of Directors report. The Board met 6 times in 2017. We had one Board member resign for personal reasons. Topics and discussion at the meetings included replacing/adding more trees along Sandstone Hills Drive, watering and maintaining of the cul-de-sacs on Roundup Circle, Rustler Circle, Buckboard Circle and the round-about where Branding Iron and Pro Rodeo join. Other topics discussed included dog barking complaints, a request for a chicken coop, street maintenance issues, street lights, garbage cans, and trailers parked outside of homes. Lonny gave an updated report regarding discussions with the City about getting more trees planted along Sandstone Hills Drive. The City has agreed to provide the trees, plant and water them at no cost to the Association. The planting will begin in 2018.

Lonny Jenkins gave the Treasurers Report. \$225 of the 2017 assessment has not been paid. Lonny will be working on collecting the balances due from the delinquent homeowners. Income from the 2017 assessments and interest totaled \$9,894 and Expenses were \$3,809, leaving a Net Income of \$6,085 for 2017. \$5,000 was transferred from the checking account to the Contingency Savings Account. Projected expenses for 2018 are \$3,300.

Tamra Kahl gave the Design Review Committee report. There were 3 form A's for new construction, and 25 form B's for improvements or change of property. None of the requests were out of the ordinary.

Karen Frasier addressed the costs associated with the new landscaping of the front entrance. The costs exceeded the \$1,500 approved at the 2017 Annual meeting. Ashley Donarski explained where the overage of \$431.63 was incurred. The overage was due to changes in the type of trees that were planted and the need for additional decorative rock. Dean Wilson made a motion to pay the invoiced balance of \$431.63 to Donarski Lawncare & Landscaping and Lonny Jenkins seconded. The motion was approved.

Karen spoke regarding the "Sidewalk to Nowhere". The City intends to complete the project this spring.

Karen reminded homeowners that trailers, boats and campers have a parking limited to 3 days in their driveway before they need to be moved and stored off-site or in an enclosed garage. Georgia Thrower asked what the policy was for vehicles parked on the street. Karen informed her that City ordinance requires all vehicles to be moved every 24 hours. Georgia stated there is a vehicle sitting on the street at all times and they are concerned about the plow being able to do proper snow removal of the road. Karen suggested calling the City about the complaint. If the car has not moved within the 24-hour period, the City will then ticket the vehicle.

Homeowners were reminded that a Form B needs to be filled out for any change they plan to make to the exterior of their home and/or property. People were reminded to clean up after their pet waste and to keep the area around their homes neat. Trash containers need to be out of the view of the public and all trash

needs to be bagged when put into garbage containers. If there is an issue with neighbors not bagging their garbage the City should be contacted at 642-1333 to file a complaint.

New business for 2018 is that there is no assessment fee. A discussion was made in regard for approval for a one zone watering system at the front entrance. Ashley Donarski explained the one-time costs from the City and the Association costs for materials. The total one-time cost is estimated to be \$525.00. Water will only be charged when there is usage; there is no minimum fee per month. The average monthly cost is estimated to be \$15.00 for usage from May-September. Lonny Jenkins discussed that there is enough funded in the 2018 projected costs for grounds additions and maintenance to cover the estimated costs associated with the one-time costs as well as the cost of watering in 2018. There was a discussion about the lack of volunteerism for maintaining the entrance and other common areas. Julia O'Neil-King asked if this was going to affect the assessment and Karen ensured her that this will not affect 2018. Terry Flamboe made a motion to approve the sprinkler system in the front entrance and Leroy Witt seconded the motion. Motion was approved. One member denied the motion.

The Board suggested that due to the lack of volunteerism we continue to hire someone to maintain the entrance, the cul-de-sacs and the round-about in 2018. It is estimated that there is enough money in the 2018 projection for Grounds Maintenance to do this maintenance. There were a few plants on Iron Horse Loop that died and were removed. Ashley explained that plants in the entrance are under a 1-year warranty and will be replaced if required. Lonny stated that when plants die in the other common areas they are removed and are not replaced. Karen asked the homeowners for a vote whether we continue grounds maintenance for 2018. Thom Flamboe made the motion to approve the grounds maintenance for the 2018 season. Wayne King seconded the motion. Motion was approved.

There are two Board members whose terms are up, Karen informed the homeowners that there is also an open seat for one Board member. This represents two, three-year terms and one, one-year term. Julia O'Neil-King volunteered to take a three-year term position, Julia O'Neil-King was nominated for a three-year term and Leroy Witt seconds the motion. All approved. Ruby Malik volunteered to continue on the Board for another three-year term. Dale Frasier nominated Ruby and the motion seconded. All approved. Lonny Jenkins volunteered to continue on the Board for another year. Bill Dunbar nominated Lonny for a one-year term. The motion was seconded. All approved. There are openings for volunteers for the Design Review Committee. Dean Wilson made a comment about himself and Tamra Kahl being on the committee for several years and it not taking much time due to it being very simple to handle and discuss. Bill Dunbar and Gregg Calabro volunteered to help assist on the Design Review Committee.

Karen made a motion to adjourn the meeting and Tamra Kahl seconded the motion. Meeting adjourned at 8:04 p.m. Next annual meeting is scheduled for January 8, 2019.