

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **January 15, 2015**

Meeting location: Marshall Middle School, 3939 20th Ave NW

Members attending: Simon Calcavecchia, Karen Huff, Bruce Livingston, Tony Mailhot, Madelaine Smith, Andy Sokso, and Mike Kretzler.

1. Call to Order

The meeting was called to order at 6:35 PM.

2. Approval of Minutes

Madelaine Smith moved to approve the minutes of the December 18 board meeting. Tony Mailhot seconded and the board approved the motion unanimously.

3. Treasurer Report

Tony Mailhot reported on the financial status of the association. Cash in the bank is \$6000 less than in the report, due to invoices for landscaping and tree removal paid after the reporting period. Balance is approximately \$40,000, plus the reserve account. Upcoming expenses include the audit. Tony agreed to follow up on two bills – Timm’s Tree Service and the web developer.

The delinquent accounts have been reduced. Half of the 1512 Briarwood Ct assessment and interest was paid tonight by check. Both 3729 Goldcrest Hts and 3922 Hillview Ct are looking unlikely, as foreclosure will remove our lien. Tony has been working with the association’s attorney on this, while trying not to spend too much time (=money) on this.

Tony Mailhot moved to advise the attorney to take no action on 3729 Goldcrest Hts and 3922 Hillview Ct while we await responses from the servicing agent. Simon Calcavecchia seconded and the board approved the motion unanimously.

The board discussed covenant changes to improve the status of our liens for these kinds of situations. Under the current covenants, association liens are second to any mortgage, and so any foreclosure wipes them out. Possibilities include a “super lien,” which is ahead of any mortgage and carries some risk of scaring off banks for first mortgages, and a lien that is after a first but before any second mortgage.

Tony Mailhot moved to change the Covenants section C.1 to first position (“super lien”). Mike Kretzler seconded and the board approved the motion unanimously.

Tony will ask the attorney about proposed language.

Tony has received the draft audit and has returned it to Aiken & Sanders. The final audit should be completed by the end of January. The board also discussed tools for taking over – or at least maintaining – abandoned houses, like Bay Hill does.

Mike Kretzler moved to accept the Treasurer’s report. Bruce Livingston seconded and the board approved the motion unanimously.

4. Website

Bruce Livingston moved to add maintenance of the website to the Secretary's duties. Simon Calcavecchia seconded and the board approved the motion unanimously.

5. Maintenance

Madelaine Smith reported on recent landscaper activity, now that we're into the planting season. They have planted along Road 65, Easthill Place, and along the Goldcrest Drive eastside hill. Chris Rose reminded the board of city grant opportunities. Bruce Livingston will follow up.

Madelaine provided a list of landscape maintenance work, some of it one-time, some of it on-going, which will impact the budget and the dues.

6. Budget

The board discussed Tony Mailhot's draft budget proposal and Madelaine Smith's landscaping projects. To be able to upgrade and maintain the landscape at the higher level that we're working toward, the association will need to increase its dues.

Madelaine Smith moved to propose a dues assessment increase of \$50 to \$375 and to approve the budget proposal, as adjusted. Tony Mailhot seconded and the board approved the motion unanimously.

We will have to make the case for this increase. Bruce Livingston will bring photos of the improvements to the spring meeting to help with that.

7. Hazard Trees

Bruce Livingston reported that all of the trees approved in the last meeting have been removed.

8. Newsletter

The newsletter needs to be mailed 30 days before the meeting (that's Feb 17), so all final material is due on Feb 10 (a week ahead of that). The president, both maintenance chairs, and the treasurer have assignments.

9. Adjournment

The meeting was adjourned at 8:55 PM.

The next meeting is February 19 and will be held at Marshall Middle School, 3939 20th Ave NW