

Golden Trails HOA Board Meeting

Agenda

10 June 2021

Attendees (Board): ☐ Garry Green: President ☐ Michael Peck: Vice President ☐ Sharon Kabrich: Treasurer
☐ Sarah Couch: Secretary

Directors: ☐ Victor Brown ☐ Lisa Wilson

Agenda

- I. Review of April 2021 Meeting minutes
- II. Treasurer's Report
- III. Deed Restrictions and Bylaws to be changed
 - a. **Get input from residents for ideas on fencing-before voting? GT Subdivision needs a uniform look, and the ACC must have rules/guidelines on what is acceptable/unacceptable.**
Discuss: **REPLACE WORD FROM "MAY TO MUST " ON FENCE APPROVAL DEED RESTRICTION # 6**
*NOTE: "On September 3, 1992 it was approved ... that fences in front of the residence or on the street side of any lot **may** be approved by the architectural committee 'REQUIRES VOTE*
 - b. **Deed Restriction # 2- DELETE "UNTIL ONE-HALF OF THE PURCHASE PRICE OF THE CONTRACT HAS BEEN PAID" replace with (or the effect of) : "No trees are allowed to be cut or removed until owner has submitted a Blueprint of their new residence. The blueprints /plans must adhere to Deed Restrictions in order to be approved. Building plans should be submitted to the ACC or a Board of Director for review & approval"**
 - c. **Vote to change By-Laws to allow and add a \$50.00 Transfer Fee for every sale. Michael suggested \$100.00 last meeting) SK needs to research to see what other HOA charge & discuss))**
REQUIRES A VOTE
The treasurer provides a statement of account up to closing, transfer accounts and mails a Welcome Neighbor Letter and By-Laws if needed. This is all time consuming, and transfer fees are a normal and usual charge for most HOAs . We could also discuss lowering the Initiation Fee from \$100.00 to \$50.00 to encourage participation in the HOA.
 - d. **Discuss: Article IX Section 2: Special Assessments:** The Board is sending out letters to those who aren't complying with Deed Restrictions stating legal action may be taken. We will need legal guidance on how to proceed to ensure residents comply with Deed Restrictions. The HOA has no authority to levy fines and Special Assessments against **"members" can be no more than \$20.00 per year. This should be updated to include all residents, not just members and decide on fines/assessments. Up to \$5,000.00 per year**
REQUIRES VOTE
 - e. Discuss: Article X Expenditures : \$100 per year on office supplies should be increased
REQUIRES VOTE

IV. Neighborhood Items

- A. Garage Sale: To have or not? We will need volunteers to place signs & to advertise, & to coordinate
- B. New Basketball Goal: We will need someone to get quotes for both the goal & help to install.
- C. Park Brick Sign Repair – will need quotes/recommendations
- D. Park Building Repair & Painting – will need help in quotes, volunteers
- E. Septic Tanks Problems - Letters have been sent to some residents who were draining excess water into front ditches