Minutes from Shadow Bay Springs HOA Board Meeting, January 8, 2020

In Attendance: Mike Cox, Lois Cox, Mary Bloodgood, Sam Campion & Eddy Rodriguez.
Meeting called to order at 7:02 pm by Mike.

Minutes from 11-19-19 were distributed to members at the meeting. Motion to accept: Mike 1st, Eddy 2nd. Approved.

Treasurer’s Report: Checking: $45,953.54, Savings: $48,713.61, PayPal: $484.30. Noted that “convenience fee” for PayPal payment is a %.

50 homeowners still need to pay dues from 2019.

2019 Election Results: No quarum at the annual meeting. Therefore the current HOA Board continues in place. January 1, 2020 Pete Cadiz resigned from the HOA Board in writing. Mike motions to put Sam Campion on the Board in his place. Eddy 2nd. All in favor, approved. Mike also proposed that Lois and Mary stay on the Board too, as Secretary and Treasurer respectively. Eddy 2nd. All approved.

Sam signs new HOA Board certification.

Discussion about slow estoppels lately. Discussion about handling this.

Suggested that we demand an audit to see what records we have.

Invoices discussion: we need to identify that PayPal fee is due when dues are paid. Should we identify PayPal transaction fee to add to payment? It is a small fee and is confusing to put it on the invoices. Mike made motion to bypass PayPal transaction fee for dues paid this way. Eddy 2nd. All approved.

Mike made a motion that the Board meet Bi-monthly. Sam 2nd. All in favor, approved.

2020 Budget: Note that Last year we paid over $7k in attorney fees. Now there is only 1 person owing more than 2 years, thus, estimated lower fees for attorney. Mikd made motion to pass the budget. Eddy 2nd. All approved.

Lien Status / Attorney status / Foreclosure: L owes $415, G owes $435: Mary will send certified letter to them. If they don’t pay in 30 days, we will turn it over to the attorney. E owes $3199.07 Attorney sent Notice of claim of Lien & intent to foreclose. D still owes $1700 but he has been paying $100/month.

Past Due Update: 50 still owe dues from 2019. Mary made motion to increase late fee to $25 starting March 1. Mike 2nd. All agreed, approved.

Web page update: ongoing with minutes added.

ARB: still on board to hire Allan to handle notices.

Irrigation: Sunshine replaced all the heads. Backflow preventers have been tested.

Sherriff Patrol: we get report every 60 days.

Emails: religion and politics are allowed to solicit

Mary will mail resident gifts now since her diligence to visit them personally is difficult.

New Business:

Annual Report is due every January. It will have all Board member names on it.

2020 Projects:

1. Back wall stucco repaired last year. Needs to be painted this year.
2. Mold to be pressure washed on the wall also
3. House colors are to be determined
4. Spring Community Yard sale TBD
5. Discussion: HOA parties? Sam suggested he would like to organize some

2020 Board meeting schedule: 3/11, 5/13, 7/8, 9/9, 11/11 Annual meeting

Meeting adjourned at 8:53 pm. Next board meeting March 11 at 7pm, at Mike’s.