

# Livingston Homeowners Association

Annual Meeting, 7:30 pm, June 13, 2018

## Agenda

President's Introduction

Officer Reports

    Treasurer

    ACC chairman

Old Business

New Business

Election of Board members

Election of Officers

## Minutes

John called the meeting to order at 7:30, June 13th. John gave a brief summary of the past year and mentioned that the Barbecue this year would be held on September 8th. He asked for the officers to give reports.

Treasurer's Report: Jon Campbell gave the Treasurer's Report. The LHOA checking account at Chase bank has \$20,000 as of June 1st. There are 88 lots in the community and the homeowner dues are staying at \$50 per year. As of the meeting, one homeowner is still delinquent. A question came up about the maintenance for Trac B. The homeowner in Lot 45, David Derick, brought up the fact that his lot only extends to his fence and the area between his fence and the trees and brush of Trac B should be maintained by the HOA. Jon Campbell said he would notify Nelson about this requirement.

ACC Committee: Ron Odell gave a report on the ACC. Ron summarized the role of the ACC is to approve paint colors in the community as well as approve any changes or additions to the houses. The ACC has been very efficient in approving application this year completing most in a week or two. He reminded the homeowners that it is important to keep up the lawns by keeping them mowed and watered this time of year.

Old Business: Dean Brown said he did not want to continue providing watering for the north entrance sign area anymore. He feels he would rather pay his dues than put up with what he felt was a hassle. Lorraine Gunn said we could put in drought tolerant plants to make maintenance easier.

As mentioned the Livingston Barbecue will be held on September 8th this year, the Saturday after Labor Day. We have decided to change the menu this year and are getting bids for catering it. So far the bids from Red Robin, Qudoba and Cafe Rio are pretty consistent around \$10-\$12 per person. We are still waiting for a bid from Olive Garden.

There will be no LHOA Yard Sale this year since we only hold them every other year. Homeowners are allowed to hold their own if they so wish.

The dumpster that was arranged for last year was very popular with the homeowners but had a number of significant problems with people being disappointed that it filled up so quickly and with probable outside people dumping stuff too. Tempers flared a bit and if the HOA wants to do it in the future the whole process would have to be re-thought out in detail. The present Board does not think it worth the trouble and does not plan any such efforts in the future. Dean Brown thought it was a good service and offered to drive a truck around to pick up trash from the neighborhood and take to the transfer station. President Gunn said the Board would consider supporting such a effort and if Dean presented a proposal summarizing costs and how the work would be done the Board would consider it.

President Gunn also reminded the homeowners that garbage totes must be stored out of sight from other homeowners. This means behind the fence in any given lot or in the garage. This is an ongoing problem in the neighborhood and requires continuous monitoring. He also mentioned that he has received numerous complaints about people not picking up after their dogs. Dog are required to be under control at all times which means leashed not voice control. Dog owners are required to pick up after their dogs also.

New Business: President Gunn mentioned a few things the Board is looking into for the future. First, the CC&R's, the document that controls how the neighborhood is run, is an old , out of date document with a number of areas that no longer apply as well as numerous mistakes and misspellings. We would like to correct it but at this time any changes require a 70% approval vote by the homeowners which is a hard percentage to

reach. After the neighborhood has existed for 30 years this drops down to 50% which is more doable. We wish to look into the possibility of doing this when possible and will look into it over the next couple years. We will keep the HOA advise of the possibility. Ro Odell agree to research some of the possible changes.

Other ideas we have considered is HOA software that would make the running of the HOA more streamlined and easier to do. Mitch Sieglock has agreed to help look into the possibilities.

We would also like to make the HOA web site more functional for the homeowners. if there are homeowners that know a lot about web design they could contact the Board if they wish to help out.

John Gunn resigned as President but agreed to continue as a Board member as did Jon Campbell and Ron Odell, whose Board terms were running out this year. Lorraine Gunn resigned as Secretary and also from the ACC . A vote was passed to accept these changes.

The public meeting was adjourned about 9:30. Subsequently the Board elected the officers for the next year:

Officers for the upcoming year are:

Daniel Dunn, President

Mitch Sieglock, Vice President

Denise Buonerba, Secretary

Jon Campbell, Treasurer

Respectfully submitted, Lorraine Gunn