

Compton Green Home Owners Association
Board Meeting Minutes
May 20, 2019

Attendance: Ray Reass, Cristine Cooper, and Dan Conti for the Board. Ann Grismore, Jeff Brown, Marcia Reass, Martin Gerner, Jessica Atherton, Chuch Kimbrough, Francis Hogle, and Ed Strisower. Mary Lynn Poole and John Roche were also in attendance. To note, additional members may have been present that didn't sign in, weren't recognized or the sign-in was illegible.

Call to Order: 7:08pm, Kirkland Library

1. Approve of Board minutes of 7-May-2018. Approved. Dan noticed a correction for a name and that has been corrected
2. Recruitment of Board Candidates by Ray Reass
 - a. Ray thanked Dan Conti for his service
 - b. Ray introduced Ann Grismore for At Large position and Jeff Brown for Treasurer. These appointments will be confirmed at the annual meeting.
3. Treasurer report by Dan Conti
 - a. Lower than expected trail maintenance expenses
 - b. Higher than expected tax expenses for tracts. Dan updated that the assessment for lot B is currently being appealed.
 - c. 119 of 121 lots have paid, \$30 CD interest. Lot 82 and Tract F. Lot 82 says they will pay by 5/23.
 - d. Tract F legal matter has created uncertainty regarding legal expenses
 - e. The GCHOA continues to maintain a long-term reserve
 - f. Dan recommends keeping dues at \$140 for the year but if we fail on court case then he recommends \$150. This recommendation will be confirmed at the annual meeting.
4. Update on email blast system by Ray Reass. Ray reported that the email list contains 54 lots of the 121 lots.
5. Web page for Compton Green by Ray Reass. www.cgaha.us Ray introduced the web page and suggested members provide feedback
6. ACC Report. Typical year has 20 requests and so far 32 requests this year.
 - a. Discussion of lot 106 and them confronting residents to not use trail that has been on the property for a long time. Residents indicated confusion about whether resident can refuse permission to use the easement. HOAs position is that they cannot revoke permission to use the trail since it has been in use for many years. The ACC approved requests to remove trees and fence set back. Rather than appealing to ACC Board, the home owners had their attorney contact the ACC. This matter is ongoing.
7. Review of trail maintenance and Compton Green entry areas by Ray Reass. NE 36th and 130th. We need do work with lights, sprinklers and signs. This topic will be raised at the annual meeting for further actions.
8. Status of court action with John Roche by Ray Reass.

- a. Ray offered John Roche an opportunity to provide a summary but none was given
 - b. Ray briefly summarized the series of events regarding the law suit with John Roche. Stating in June 2014 with sale of Tract G, John sued HOA and Ray personally for having to put up bond for sale of the house. HOA counter sued for dues. Chuck Kimbrough intervened with additional of fines and interest. Superior Court hearing occurred in December 2018. The ruling was given in March 2019 and was favorable to John Roche. However, the Superior court ruled today that each side needs to pay its own attorney fees at the Superior Court level. The HOA's attorney fees at the District Court level still must be paid by John Roche. This matter is ongoing.
9. Other business
- a. Directory. Several residents would like to have a neighborhood directory. The previous directory was stopped since John Roche previously posted it publically Facebook, including information about children.
 - b. Quotes for chipper. Jessica Atherton reported that she has an estimate for approximately \$2500 for a day and \$1250 for a 2nd day.
 - c. A resident had a fallen tree and asked for recommendations from the attendees about services to remove it
 - d. A tree fell this winter from tract C tree and there is hole near the trail due to the roots. Ray indicates that HOA is likely responsible for the clean up of the root and hole.
10. Meeting closed at 8:08pm