

Minutes
Compton Green Homeowners Association
2020 Annual Meeting
Thursday, June 11, 2020

Due to COVID-19 and social distancing orders, the meeting was held via Zoom video conference

Attending:

Ray Reass, HOA President
Jeff Brown, HOA Treasurer
Cristie Cooper, HOA Secretary
Anne Grismore, HOA Board Member at Large

29 HOA members joined the video conference
10 proxies were received by hard copy or email

Meeting called to order at 6:03pm

- Welcome and Introductions of Board Members by Ray Reass

- Approve Annual Meeting Minutes from June 12, 2019. Minutes were approved

- Treasurer's Report by Jeff Brown
 - 2019 income and expenses
 - Jeff reported total income of \$31,168. The income was from dues of \$16,520 in 2019, \$12,851 income from the Roche litigation and \$1597 property tax refund.
 - Expenses were \$11,637.
 - The income was greater than anticipated and the expenses were lower than budgeted.
 - 2020 budget and recommendations
 - HOA reserve is anticipated to be over \$100,000 and Jeff feels this is sufficient to reduce annual dues for 2020. Ray explained the reserve is important to avoid special assessments.
 - Jeff proposes dues of \$50 per lot for 2020
 - Jeff noted that one property continues to not pay dues and he anticipates legal action in 2021
 - Jeff proposes a budget of \$2500 for kiosk repair and \$5000 for landscaping. He is in the process of receiving quotes for the work.
 - Ray noted the need to address wet trail areas on Tract C and a plan to upgrade entrance landscaping.

- Vote on Proposed 2020 – 2021 Budget and dues. Budget and dues of \$50 per lot were approved.
- ACC Report by Jessica Atherton
 - Ray thanked Jessica for her service on the ACC and noted she is completing her term
 - Jessica reported a relatively quiet year. Tree removals, remodeling and fence requests. Details are available on the website and in the package sent out.
 - Jessica described annotating the neighborhood map with R1 vs. R2.5 lots and the different city rules regarding tree removal.
 - Frances Hogel is the new member of the ACC, along with Susan Carter and Marcia Reass
- President's Report by Ray Reass
 - Looking for new landscaper and handyman services
 - Chipper. Ray described trying to do this annually and, hopefully, the landscaper can do this for the HOA
 - Status of Compton Green Email Blast System and web page. 121 lots and currently 69 lots on the email blast system. The email will help us to reduce costs by avoiding hard copy and mailing expenses, and asked members to consider opting into email only. Website is <https://cgaha.us> and noted that sometimes if there are access troubles, type in the https.
- Compton Green Homeowners Association Facebook Page set up by Anne Grismore. Anne explained this could be a useful communication tool
- Change to By- Laws – Explanation and Vote
 - Jeff explained 3 changes that were sent in the notice to the meeting
 - Increase the minimum expense that requires 2 check signatures from \$100 to \$500
 - Update that any 2 members of the HOA board can co-sign checks
 - Update that both the treasurer and the president need to sign leases, promissory notes, deeds or mortgages. Previously it was president only.
 - Approved by the HOA members
- New Business and Member Comments
 - Chipper schedule. Ray anticipates July or August
 - Member discussion of a potential neighborhood-wide property “beautification week”
- Directory update. Ray indicated that the database has been updated. The directory will be by lot number, will include a map designating R1 or R2.5 and will also include telephone numbers. Members can have their telephone number shared or not shared per their preferences. Ray asks members to use the directory for neighborhood communications and to not otherwise make it publicly available.
- Approve Chloe Wratten as Vice President. Approved.