

Notes from Ruedi Shores HOA Board Meeting Oct 19, 2023

Board Members Present:

Todd Hoyt, Asia Jenkins, Beth Madsen, Alice Phinney

[Quorum met](#)

Community members present:

Donny Mushet, Ray Crabb, Shawn Cheever, Larry Milillo, Margy Huber, Nina Dunn, Erica Boulanger, Rene Seitz, Stan Karr

People listening on the phone link: Jaime Rubinson, Andy Huntsman, Stephen and Allison Taylor

Nina Dunn – Metro info

- Metro Rates will stay steady, and Metro-related taxes will stay the same
- Need ADA compliant website, propose that HOA and Metro share website expenses
 - [Board agreed to share website expenses \(web site software costs ~\\$900/2 years, Metro will pay for next subscription\) with Metro and insure Ruedi Shores website is ADA compliant.](#)
- [Metro agreed for Dan Walsh to take over defibrillator care and maintenance](#)

Budget review

Alice conducted a line-by-line review of the budget. The HOA budget is in good shape, we have stayed within or below our predicted costs. We have had minimal unexpected expenses. Nearly everyone has paid their dues, we have about \$5K outstanding. Note all payment information is on our website for anyone who is curious about how the HOA money is spent.

Discussion: We will only have a budget increase if needed, as opposed to an automatic budget increase. Our budget did not provide enough for any fall grading, but we have saved money on trash fees and there have enough to touch up some of the rutted areas on the big hill and turn by the mail box. [Board approved Asia looking into cost for touch up grading.](#) Alice asked if there was interest in the 2024 budget development. There was none, we won't have a budget working group. Lastly, the board approved having approximately 2 months operating expenses in our account as a baseline. This will enable us to pay our largest bill (~\$36,000 for road maintenance) without delay.

Note, since the meeting Asia got a quote for \$2500, but the work was not completed.

Fire Mitigation

Lessons learned:

- Best time to cut grass is June, then it barely grows for the rest of the summer.
- OK, to leave large dead logs across the hill. They trap water and provide food for bugs. They don't contribute to ladder fires when they are downed like this

[Board approved adding fire mitigation requirement to covenants.](#) TBD when and who will spearhead this. It will require a vote with 67% lot owners approval.

[Board approved spring fire evacuation practice, and set hydrant practice for every 2 years.](#) Next hydrant practice will be in spring 2024.

Packaging Locker Status

- Locker is done and cost \$5K, which was paid with our reserve fund since it is a capital improvement.

- All inside and outside lights are on timers with motion sensors. The lights inside should turn on when the door opens.

Status of new house construction at Lot 40 F1 on McLaughlin

- Temp driveway put in
- Core drilling done
- Will be submitting plan for house to AC
- Owner has talked to neighbor about trash dump on his property (he is in violation of covenants)

How to engage board when neighbor is violating a covenant?

- Talk to neighbor first, be respectful
- If problem is not resolved, gather evidence (photo, recording, etc.) and make written (email OK) complaint to board with evidence.

Someone asked if there was **interest in a neighborhood CPR class?** Yes from those attending. Note, Dan since discovered that there are no free classes available.

New business

What can be done about egregious speeding by one neighbor in particular? It's dangerous and causes damage to the dirt road. The HOA doesn't have a good enforcement mechanism for this. [The board decided to get more SLOW signs.](#)