

## Antelope Village HOA quarterly meeting held March 30, 2023

- Meeting was held at Carl Henning's residence
- Carl Henning, Phillip Lobato, Kylee Rockwood (for Lex), Carlene Spaulding and Matt Mendenhall with Welch Randall were present.
- Meeting began at 6:05 and ended at 7:26
- Went through current balance sheet and delinquencies.
- Annual budget comparison was discussed. Snow removal, Insurance and taxes/accounting were under budgeted. We did have great interest gains with our CD's.
- Matt informed us that a board member will need to meet with Brad at the credit union to sign off on account consolidations.
- Discussed landscaping bids and voted in favor of retaining Indigo with us informing them of some concerns in services for future retention.
- Carl brought up the need of a repair to the light switch at the basketball court due to damage.
- Went over Rule and Regulations for the community. The following changes were agreed upon for the update.
  - 1. Details regarding these documents are located at:  
<https://www.welchrandall.com/antelope-village.php>
  - 2. All vehicles must fit inside parking stalls and driveways and not overhang onto the road or grass.
  - 5. A capable person who is able to completely control the pet.
  - 6. All shades/blinds/ window treatments must be in good condition and repair.
  - 9. Shovels, rakes, tools, etc. should not be stored or visible on any porch.
  - 11. Subtraction of Architectural Board to simply the Board.
  - 13. Subtraction of Judicial Board to the Board and the addition of or the management company.
  - Updating of fine system to 1<sup>st</sup> offense- warning 2<sup>nd</sup> offense \$50.00 and 3<sup>rd</sup> offense \$100.00 for all offenses.
- Talk of painting the entire inner circle in community red to discourage any parking.
- Landscaping upgrade project for the year was discussed. Talk of all small grass fingers between units and curbing grass, upon entrance, being removed. These areas would be replaced with drought resistant projects. The bordering for the last years landscaping project needs some upgrading to retain bark.
- Matt will plan a walkthrough of the community with board members. Grounds will be checked and discussed along with tree removal/additions and sprinkler/plumbing issues.
- Suggestion was made for the next newsletter to inform residents of checking or installing a water shut off valve for their unit.
- Carl will be given information to have cars towed in the community if necessary.
- Next HOA meeting will be June 15 at 6pm at Carl's.

