

## Donner Crest HOA Board Meeting Minutes November 16th, 2023

**Attendees:** Patty Harte (President), Noah Steinberg (Treasurer), Stephen Coleman (Secretary), Austin Guymon (HOA Strategies), Patty Smith, Carolyn & Dan Bluth, Jan & Martin Knaphaus, Vee Kelsey-McKee & Ron McKee, Brandon (Marie) Chinn, Regina Prickett, Catherine Bullock, Michelle Buhler, Susan Larsen, Abraham Moolamannil & Lalu George, Wayne McCormack & Tatiana Bakshaeva

### Items for Board vote:

- **Assessment** – The board approved an assessment of \$5,000 effective 12/1/2023. This assessment is to aid in replenishing our reserve account due to the high expense of our current insurance. A healthy reserve account should be \$250,000 so we have some saving to do but with this assessment, it will be achievable over time.
- **Reserve study update** – The board voted to approve a new reserve study to be completed by a very experienced company (Complex Solutions) that we have utilized in the past. We are confident in their abilities to assess and keep us operating healthily and budgeting effectively for the coming years. This update will cost \$1,280 and is well worth the money as our current studies are out of date due to inflation and age. This will begin in February and be completed within 7 weeks.
- **Insurance carrier** – An insurance carrier has not been selected yet given the board received another quote the morning of the meeting. We are very pleased with the improvement in pricing and affordability that we are seeing. As soon as the insurance carriers answer our final questions, we will present the update to the community. We appreciate your patience on this matter! The hard work and patience are proving to be rewarding.
- **2024 Budget** – We did not review the 2024 budget as we want to give the most accurate information. This cannot be done without having our insurance policy decided upon. We will review the budget at the next meeting in detail.
- **HOA fee increase** – HOA fees will be increasing but that final amount is yet to be determined. Once again, we will need to finalize our insurance. The fee increase will be effective 1/1/2024.

### **Miscellaneous**

- **Recycle bins** – Please remember to not place any organic materials in the recycling bin. There are signs and guides on the bins to help show what is and is not recyclable. I.E. No Styrofoam, plastic bags, pizza boxes, etc.
  - Should you have a question on any item, please don't hesitate to ask any board member! We have received a notice from the city, so we want to make sure we are recycling appropriately and effectively and not getting any type of fine.

- **Holiday Lighting & Decorating** – Are you noticing the lights going up around the property? We owe a big thank you to Dan Bluth for pushing the holiday spirit and Carl McGavin for putting in the labor to brighten our property! Your work and ideas are appreciated by all!
  - If you would like to contribute in decorating the property, I (Stephen) will be starting on 12/2/2023 at 10am. Any and all are welcome to assist and/or share their creative ideas! You can email or call me with any ideas if you would like to contribute but not able to attend.