

## **Donner Crest HOA Board Meeting Minutes December 5th, 2023**

**Attendees:** Patty Harte (President), Noah Steinberg (Treasurer), Stephen Coleman (Secretary), Austin Guymon (HOA Strategies), Patty Smith, Vee Kelsey-McKee & Ron McKee, Marie Chinn, Regina Prickett, Catherine Bullock, Judith Skeen, Carl McGavin

November 16, 2023 meeting minutes approved.

**Financials:** We are looking much better in our accounts with the following balances:

- Savings/Money Market: \$5,590
- Operating: \$42,098.21
- Reserves account with HOA Strategies: \$30,173.90
- Reserves account with Cyprus Credit Union: \$55,000

The assessments have made the difference in our reserve account. Currently, 10 owners have paid the full assessment of \$5,000 while 2 have made the partial payment of \$2,500. Please keep in mind that the full or first of the 2 assessments is **due by today 12/7/2023**.

**Earthquake Insurance:** We would like to present to the community the option of adding back an earthquake insurance policy for our community. More details to come but our new insurance agent/expert will be attending our January meeting to discuss this further and answer any questions you may have.

**Homeowners Insurance Policy:** in compliance with our CCRs, each homeowner is required to submit a copy of your H06 homeowner's policy for the HOA to keep on file. As we mentioned at the November 16<sup>th</sup> meeting, you should have a Master policy deductible of \$25,000 included in this policy. Please provide a copy of your policy to a board member no later than December 31, 2023. If you have questions please contact a board member.

**Water Shutoff Valves:** Every unit has a water shut off valve in your HVAC room. In the last year, Ron McKee checked the shut-off valve in every unit to make sure it was easily operated. For those valves that were no longer easy to operate, the valve was replaced with a new shut-off valve. If yours was not replaced and you believe it should be, please contact a board member. If you don't know where to locate the valve, or are not familiar with how to operate, please contact a board member and we will be happy to show you.

**If you are going to be away from your unit for more than one day, you are required to turn off your water. This is the most effective way to avoid leaks and damage to not only your unit but your neighbors as well. We truly can't stress enough how important this is. When turning the water back on, the valve should be opened slowly.**

**Board Votes:** The following were unanimously approved by the Board.

- 2024 Budget
- The increase of HOA fees to \$650 beginning 1/1/2024
- Partnering with a new management company beginning 1/1/2024. The new management company is Welch Randall and after numerous interviews, we believe they will do a fabulous job of keeping our community on track to succeed.

We will provide you with instructions on how to pay your January HOA fees as soon as we receive the instructions from Welch Randall.

**Miscellaneous:**

- We are in the final year of our cable and internet contract. This is set to expire in November. We will give Comcast notice we will not renew our contract in August. Each owner will need to provide your own TV, cable or streaming services once the contract is cancelled.
- It has been proposed to water the grass every other week in the warm months to save on water as well as labor costs.

As a reminder, the more involvement and participation we have from the community, the stronger we will be. Attending meetings and communicating any concerns or asking questions ensures that we can address any issues that arise in a timely manner.

**Thank you for your support and keeping Donner Crest a wonderful community!**