

**Rolling Valley Section 8-D
HOA Quarterly Board Meeting
Wed, 28 Apr 2021**

Minutes

Location: Dennis Kurre's home

Board Officers Present

Dennis Kurre– President
Tom Blume – Vice President
Ruth Ann Hoel – Treasurer
Jonathan Clough – Secretary

Board Members Present

Michael Graves
Gabi Kreuzscher
Alisa Goetz
Lisa Nelson

Call to Order: Dennis Kurre called the meeting to order at 7:06 PM.

Treasurer's Report: Ruth Ann Hoel presented the first quarter 2021 Financial Statement, which included income of \$4,997.08 and expenses of \$2,943.95, leaving a balance of \$14,581.86 in the HOA account. Income was below budget by roughly \$600, partially due to the positive response to the early payment discounts. There remain 4 delinquent homeowners, which several members of the Board agreed to follow up with. (**Action Item**) Michael Graves asked whether the discounts helped the collection process, in comparison to prior years. Ruth indicated she believed so, but it would take some deeper analysis to quantify how much. Tom Blume believed the signs may have also contributed to better results this year. Jonathan Clough agreed to dig into Ruth's spreadsheets to see if the data there would support some comparative analysis. (**Action Item**)

Old Business:

- **Inconsistent Language Regarding Penalties for Delinquent Members:** Dennis Kurre led a discussion about several apparent inconsistencies in the way the HOA Covenants, By-Laws, website, and our recent mail/e-mail correspondence address the penalties applied to members delinquent in their annual assessments. He sought Board input on the best approach to clarify or correct this.
 - **Covenants:** Unpaid dues bear a 6% "interest" charge per annum
 - **By Laws:** Unpaid dues bear a 7% "interest" charge per annum
 - **Website / correspondence:** Unpaid dues result in a 7% "late fee" compounded annually

Dennis discussed the significant challenges to modifying the Covenants or By-Laws, with their distinct thresholds for member input and support (Covenant changes

requiring 90% of members to approve, while By-Laws require a quorum of 2/3rds of members, although proxies are allowed.) The Board agreed that the 7% level in the new dues policy adopted at the 2020 Annual Member Meeting was supported in the By-Laws and implemented transparently via due process. Regarding the terms “interest” vs. “late fee” or “penalty,” the Board agreed that from a practical standpoint there was little difference. Nevertheless, to avoid confusion or concerns between the public-facing language on the website and the By-Laws, Dennis suggested the Board consider amending the By-Laws with language similar to that now posted on the website. He agreed to draft some language that he would present at the next meeting that the Board could consider for a By-Laws amendment at this fall’s Annual Meeting. (**Action Item**)

New Business:

- **Thai Ton Incident:** Dennis Kurre asked the Board’s perspectives on the recent report by HOA Member Thai Ton of verbal harassment he and his wife encountered in April while walking in the neighborhood. The Board discussed whether a public response was warranted, such as an email or a post in the WNCA newsletter reaffirming that such behavior is not acceptable. The Board agreed that a single report like this does not represent a trend and was likely not perpetrated by a member of the HOA, so a near-term response was not needed. Nonetheless, the Board agreed to stand ready to respond if such reports increased in number and/or frequency.
- **Rotations of HOA Officer Positions:** Dennis Kurre noted that with the upcoming departure of Jeff Lins from the neighborhood and the Board, we will have even fewer members to fill the rotational positions of President and Vice President. Given Tom Blume’s role as WKCA President, the reality is that these HOA officer positions will essentially alternate between Dennis Kurre and Michael Graves every year for the foreseeable future. This is clearly undesirable and unsustainable. So, Dennis implored the other members of the Board who were not holding officer positions to consider volunteering in the next cycle. He also suggested advertising for Board volunteers on our road signs. Another option he suggested was expanding the size of the Board, so we have a larger pool of members to rotate into these two officer positions. This would likely require an amendment to the By-Laws. He agreed to research the language there to determine if a change would indeed be required, and if so, to potentially combine it with the language change for the delinquent dues policy for the next Annual Meeting (**Action Item**).
- **Dilapidated home on Sontag Way:** Ruth Ann voiced concerns about an HOA home on Sontag Way near Applecross Lane that was in considerable disrepair and becoming an eyesore. The homeowner leases the home, and does not live there.

She suggested it might warrant a note from the Board to the homeowner expressing our concerns with the condition of the home and encouraging the owner to address them. Ruth Ann offered to take some photos of the home that could be included in such a note to the owner. ([Action Item](#))

The meeting adjourned at 8:07 pm. The next Board meeting is scheduled for **July 14th, 2021**.

Action Items for the Board:

- Contact 3 of the remaining 4 delinquent homeowners to secure their dues payments. (**Tom Blume, Dennis Kurre**)
- Attempt some analysis using the Treasurer's spreadsheets to determine if the discounted dues policy materially improved the dues collection rate this year (**Jonathan Clough**)
- Draft language for a potential By-Laws amendment to improve consistency in the language regarding penalties for late payments. (**Dennis Kurre**)
- Research the By-Laws for options to expand the size of the Board (**Dennis Kurre**)
- Take some photographs of the home in poor condition on Sontag Way for inclusion in a note from the Board to the homeowner. (**Ruth Ann Hoel**)

Attachments: 2021 First Quarter Financial Statement