

**Dakota Ridge West HOA
ANNUAL MEETING
October 27, 2021**

MINUTES

Present: Paul Brooks, Stephen Clark, Tim O'Brien, Jennifer Peers and John Hinkelman, plus four proxies. A quorum is not present.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:06 pm.

President's Report:

John Hinkelman gave an overview of the Association. Dakota Ridge West has limited common amenities, so we are able to keep the HOA dues low. The areas that the HOA maintains are the median on Dakota Boulevard and the street strips along Lee Hill Drive from east of 10th Street to east of 6th Street, plus a footpath from the south end of Fountain Street to Lee Hill. The main HOA expenses are grounds maintenance, irrigation, and tree care.

The Association also has a responsibility around architectural control. Homeowners must get approval for changes to house color, fences, landscaping etc. Details are in the HOA governing documents. We will send out a reminder of the architectural requirements with the 2022 dues notices.

The association has contracted with Helen Cartwright at Creekside Community Management for professional management services. Helen will be setting up a webpage where homeowners can access HOA documents and records. We will also work on developing a list of owner email addresses.

Treasurer's Report:

Helen reported on the Association's current financial status. There is \$3,160.74 in the operating account and \$21,593.96 in the reserve savings account. Income is on budget for the year, with only one owner account past due. Expenses are normal for the time of year, except for an overage in water costs due to an irrigation leak. The irrigation system is dated and inefficient. It will need an investment of a few thousand dollars over the winter to get it updated before next season. Jennifer suggested that we have a moisture sensor installed as part of this upgrade.

2022 Budget:

The 2022 Budget will be similar to this years, and annual dues will remain the same. Jennifer moved to approve the budget, and Paul seconded the motion. As we do not have a quorum, the board will decide if any further action is needed to pass the budget.

Election of Officers:

Stephen Clark and Tim O'Brien volunteered to join the board. Again, as we do not have a quorum, the board will decide if any further action is required for homeowners to vote on their appointment.

Homeowners' Concerns:

Paul said that the trees on the east section of street strip on Lee Hill are looking stressed. We will arrange for these to get deep root watering. Helen will see if the City will plant another tree in this section.

We received a request to enclose the front porch from the owner at 4871 10th Street. There is nothing in the HOA covenants that would prohibit this, and John mentioned that it would have little impact on the visual impact of the front of the home.

The owner at 4874 Dakota said that their neighbor was wheeling their trash cans across their property. They are also storing their trash cans in sight of her home, which is not allowed by the covenants. The provision about storing trash cans will be included in the notice sent out to all owners.

We discussed whether campers / RVs are allowed in the neighborhood. The City has strict time limits on parking RVs on the street. The HOA covenants do not allow for any vehicles to be parked outside of the garages, which those present felt was unreasonable. This will be something for the board to consider.

We will also include a reminder to trim back shrubs from blocking the sidewalk in the homeowner notice. City code enforcement will also follow up on this.

The meeting adjourned at 6:45 pm