

Adobe Wells Board of Directors Meeting
9:00 A.M. Monday, April 1, 2024

Minutes

Call to Order

Officers: President Al Juston, Vice President June Davisson, Treasurer David Estes

Section I Directors: Sylvia Stillwell, Susie Edleman

Section II-III Directors: Deb Strozyk (absent), Craig Trpkosh, Jay Ritter, Larry Schuett

RV Section: Melanie Campbell, Ron Seager

Secretary: Laurie Lee (absent)

Parliamentarian: Carole Buwalda (absent)

Jurisprudence: Carole Buwalda (absent)

Secretary's Report: Motion made, seconded and passed to accept the minutes from the March 4, 2024, Board of Directors Meeting as read.

Treasurer's Report:

General Fund:

Total Funds Available: \$725,798

Remaining Encumbered Fund: \$314,897

Net Operating Funds Available: \$410,901

YTD Income: \$388,964

YTD Expenditures: \$129,992

Net Income YTD: \$258,972

Activity Fund: \$154,585

Rental Property: \$10,693

Memorial Fund: \$2,036

Additional CD \$249,000 5.4% one year mature on 3.8.25 at TRB has been secured.

Note: Garbage costs included the price of the purple mixed recycling container which will be swapped out

A motion was made seconded and passed to accept the Treasurer's report as read.

Old Business:

1. Maintenance Committee: Completed projects include awning at laundry, light bulbs in ladies' bathrooms, plug for suction line in pond. Request to mount full length mirror on wall in Ladies' restroom in Wertz. There is a need to check with Marcia Golden as that mirror was provided for ladies trying on logo clothing.
2. Committee Chairs: All committees are covered. Rick Bodem is the Development Committee Chair. Stacey Estes will contact wellness screening organization to continue that program.
3. An Activity Director role was added to the Committee Chair list. Sheila Jeffcoat will fill this role and needs the title to be able to attend the events where entertainers for potluck are booked. June Davisson will check to see if Sheila wants to add an Outside-of - Park Activity Director.
4. Daffodil Road Project – nothing new to report concerning Parcel 2 (Taylor Road Intersection).

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New Business:

1. Popcorn Maker for Wertz: Bob Gotter and Larry Schuett fixed the current machine. Suggestion to consider purchasing a commercial version for Wertz and moving current machine to the 19th Hole. One is available from Online Restaurant Supply for \$1400. The capacity is larger, 6-quart, but overall the size is similar to current one. It will run continuously without tripping the breaker. Homeowner approval is not needed since off-season purchase limit is \$1500. Motion made seconded and passed to investigate purchasing a commercial popcorn maker for Wertz.
2. Backup Pump for Ponds: Adobe Wells currently has 2 pumps, one per pond. Suggestion to have a backup so if one goes down, it can be quickly replaced and perhaps the broken one could be saved for parts. A new pump is available for \$3200. 46% of golf course budget is already spent, but majority of budget is front loaded. It was noted that the line item for the golf course has never been over budget at years' end. Contingency fund could be tapped if at the end of the year gold course line item is over budget. A vote by the Homeowners is not required as this line item is already in the budget. Motion made seconded and passed to purchase a spare pump.
3. Water Availability: The Irrigation District gave us the option to use some of the North side allotment for the South side so 12 hours of water were added to the South side pond. We have 24 more hours of water, but no new allotments have been made.
4. Trash Pick Up Schedule: Suggestion to pick up trash only once a week during the summer. Suggestion to have a central location for pick up twice a week during the summer. It was pointed out that individuals can always take trash to dump between pickups. Motion made, seconded and passed to pick up trash once a week during the summer. Victor will use his discretion as to the day of pick up and when twice weekly pick up will start back.
5. Vehicle Storage on the North Side: There is no uniform parking or identification of vehicles or limit on the number of vehicles a single resident can store. Some vehicles still are not licensed. Currently 38 units are in the storage area. There is a list from last summer and vehicles are supposed to be licensed. Some states don't require licensed for single axle. It is difficult for maintenance to mow, weedeat, etc. Could residents be required to weedeat their own vehicle space and charge them if they don't, can there be a limit on the number of vehicles stored per resident, or require items to be used at least yearly? Suggestion to devise a weatherproof numbered permit that must be displayed, or item would be towed. Motion: numbered stickers printed and required for all items in the storage area. Pres. Juston will investigate with the HOA attorney a possible penalty for non-compliance. Additionally, it is noted the cost to cure proposal will include a price per storage space.
6. David Estes, June Davisson and Pres. Juston will meet with our HOA attorney meeting April 10, at 2:00 to see what can be done to put teeth into regulations we currently have in place. The Board needs to have the authority to enforce our governing documents. The closure process requires homeowners to sign indicating governing documents have been read, although sometimes attorneys don't follow this procedure.

General Discussion:

Director's Reports:

Craig Trpkosh:

- Question about who pays the \$6 fee for the handicap program. Renters have the same golf course rights as the homeowner (AW pays the charge). Guests who would want to establish a handicap would need to pay the \$6 fee to the Treasurer. It is noted that when the new system was established, names were taken off the handicap list for those who were/are going to be inactive next year.
- Question about future Board meetings: Board meetings can be attended via phone, but only two lines are available.

Jay Ritter:

- Traffic Operations re: stop light: Jay met with a city engineer and was told there are plans for city engineers to discuss how to make the golf cart crossing safe. Jay also attended a City Council meeting but wasn't on the agenda to speak. Pres. Juston indicated Rene Gonzalez, the lead engineer, is very concerned. Jay shared with the engineer about the Marlene Bishop's death at that crossing in 2008.
- 24" x 18" Signs for the 19th Hole (no cooking on the deck) and Golf Course (Caution golf area – to be posted along Daffodil) would cost \$100 if purchased from Dan Kafka.

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Larry Schuett:

- Covenants: Article 2 Section 1: Residents are limited to two per lot– one home has 3 residents. Clarifications offered during the discussion include: Occupants of the home have access to the golf course, guests are limited to 14 days, and if a home is owned by more than 2 people, each owner would get a vote at a Homeowner’s meeting.
- Concern about updating Defibrillator training – Stacey Estes had tried to get a trainer to come in. The cost used to be minimal but private companies and Red Cross prices have gone up. Red Cross charges \$140 a per person for classes of 8 – 20 participants. This total would require Homeowner approval since it is over \$800 total. There are plans for to add a line item to budget for next year. Residents are encouraged to call 911 first if someone drops on golf course. Start CPR if trained. Send others to get defibrillator. Defibrillators in Wertz/19th Hole are intended for incidents in close proximity to those areas.
- Concern about timers for sprinkler system: Pres. Juston indicated a side meeting will be held to determine how sprinkler system will be handled.
- Article 7 addresses “nuisance”: There is a feeling that the number of cars at one resident’s lot car constitutes a nuisance. Homeowners can’t back out because cars are sometimes parked on the street. Pres. Juston will address this with our HOA Attorney on Wednesday.
- Concern with lots where weeds are high. Veronica can send letter and give a deadline, if not done, take pictures and send to Veronica and she can bill. Pres. Juston will have the letter reworded.
- Cement benches on the golf course need to be moved/removed as they are deteriorating.

David Estes: nothing to report.

June Davisson:

- Concern about individuals from outside the park fishing at the North Side pond. Clarification: Those fishing must either be a guest staying with a resident or a resident must be in attendance with those who live locally who are fishing.

Sylvia Stillwell: Stump needs to be ground up.

Susie Edleman: Sound proofing of 19th Hole. Sheila is exploring cost, effectiveness, etc. of various options. Susie has offered to help her. AW spent \$97 and \$54 for items last year, but only one item is currently in use. One item that was purchased was sent back.

Melanie Campbell: Nothing to report.

Ron Seager:

- What can be done to hold homeowner responsible for appearance of a shed that is in disrepair? Pres. Juston will discuss with the attorney.
- Fence on west side of RV section needs attention. Pres. Juston has called the property owner and can’t leave a voice mail. Raul, the owner of the land behind 50th Street alley will be building a block wall in place of the current fencing. Larry Schuett has in his possession fence posts donated by Raul which can be used to fortify fence in the RV section.

Announcements: none

Adjournment: Motion made, seconded and passed to adjourn the Board of Directors meeting at 10:37 am.

Respectfully submitted,

Laurie Lee

Recording DM620154 Folder A