

Elk Ridge HOA board work session summary:

Attendance: John Baney, Joy Bryant, Charley Griffin, Charlie DeJoseph and Richard Klapper

1:35 pm Monday Dec.7th HOA board work session began via zoom.

Agenda items discussed:

- Winter meeting – an in person meeting is not recommended due to COVID concerns.
 - Mailings- Joy will send out a notice by email of decision to not have a winter meeting and also a copy of this working session summary. This summary will also be posted on the web site.
 - A top line summary of HOA projects and other helpful information like the broadband update will be included in the mailing.
 - In January we will send out the 2021 budget for voting.
- Budget – 2021. We may need to change the budget due to landscaping expenses. This may result in a need for higher dues in 2022. This may be discussed at the Summer homeowner's meeting. We will have the final results of our 2020 expenses in January and be able to set numbers for 2021 at that time.
- Project List for 2021- trim board deterioration (repair a little at a time through the reserves?) Fire mitigation (remove cedars and shrubs as suggested), Landscape work (trimming, rock work etc.) We need some estimates to prioritize projects to help keep us inside of our 2021 budget.
- Insurance – John will check to see if it is it up to date for replacement costs? Fire mitigation? Cedars – talk to fire station or tree company to see what trees or shrubs need to be removed.
- Roofing Loan repayment – We decided to pay off ½ of balance now (\$30,000) and the rest in the end of March. Then we will no longer have a loan payment and more funds will be kept in the reserves, plus we will save several thousand dollars in interest costs that can be used for the siding board being replaced.
- Closing (sales or refinance) transaction fees – this is a flat for everyone - \$150. This is charged by most HOA's due to the cost and time involved with providing the lender or title company with needed information. This will be assessed for any sale or refinance.
- Review for any changes to Homeowner's Directory of Information Packet – reminder to homeowners to let the board know of any changes or corrections. The board has attempted to make this document as current as possible. It is posted on the website for the homeowner's convenience.

- Website (additions or deletions?) no suggestions. The board will continue to update and review the website. Any suggestions or corrections from homeowners will be reviewed at board working sessions.

Meeting adjourned at 3:30 pm