

The Village at McCoy-Jensen
Community Annual Meeting Minutes
May 19, 2022
10:00 a.m.

Call to Order: All Board members were present.

President's Remarks: Tom Teske spoke about our relationship with Associa over the past year. We encountered many problems that led us to make the decision to terminate our contract six months early, effective June 30, 2022. We have begun some of the transition steps during May at the recommendation of our new management company.

Barb Kemper chaired a management company search committee made up of three board members and two community members. They looked at several companies and narrowed it down to five to be interviewed. The committee settled on Jim Robson of Realty One Property Management, Inc. (not to be confused with Realty One, our former management company)

Tom related that our transition will be slower than expected because Jim Robson has been very ill and has been unable to work. Tom encouraged us to be patient and not to be concerned about your dues payments. We won't be dealing with any negative repercussions, as with Associa. Also, vendor payments will be covered by Jim, if necessary. Jim is working on getting all documents from Associa. You will be receiving a new form for setting up your dues payments the way you would like to pay them. If you have been paying Associa by ACH withdrawal from your bank account you don't need to do anything because Associa stopped withdrawals for May. Other forms of payment (bill pay, personal check) will be credited to you at some point. **Do not** send any further dues payments until you hear from Realty One Property Management via Jim Robson.

Secretary's Report: The minutes of February 24, 2022 were approved and seconded.

Treasurer's Report: Mary Heuwinkel passed out the treasurer's report. She reviewed our current status with each of our accounts from the last bank statements from Associa. All accounts are stable and doing well. There were some questions regarding paying dues and vendor bills. Duane wondered if the reason one of the search team's request for a bid was declined was because Associa was late paying a bill. Mary felt that would not have been the reason because many of these management companies know each other and have dealt with Associa too. Report was approved&seconded.

Reserves Study: Steve Ketcham reported that the very exhaustive study has been completed in a 65 page report. The information shows that we think we are adequately funding our Reserves for our kind of community, though the report projected substantially hefty increases in that amount over the next 30 years. To keep inevitable dues increases over time in a reasonable range we feel comfortable with our current funding structure for our accounts.

Architectural Committee Report: Steve reported some requests. Kathy Hixson put in some new windows, Cordovas had a generator installed for the house. Karin Lopez has new window well covers. There has been some delay in getting the irrigation system started but it's up and running and we hope to see those dry spots in so many place turning to green!

Social Committee Report: Jeanette Teske shared that we will have our annual Memorial Day picnic in Teske's back yard on Monday, May 30 at 12:00 noon. They will be serving barbecued chicken sandwiches. Please bring a side dish of your choice to share. They will accept donations for the Action Center to cover the costs. Linda Ketcham asked that anyone who is not yet on the birthday list to contact her if you would like to be included. She only needs your month and day. Margene Hamilton thanked the Board members for their service and Barb Kemper for her six years of service. She commented that this last year has been a very difficult year for them due to our issues with Associa. There was clapping.

Election of new Board members: Nominating Committee-Betty Moody, Bob Cordova, Linda Ketcham, Margene Hamilton

Nominations from the floor were called for. There were none. The ballot listed Tom Teske and Mary Heuwinkel who agreed to run again and Myrna Johnson who volunteered to run since a vacancy was created by Barb Kemper's completion of her terms. Steve Ketcham and Lauren Ehrhardt each have terms to complete. The ballots were cast. A motion by Betty was to have a hand vote instead of counting each ballot. The motion carried. The new Board member is Myrna Johnson.

Tom thanked the nominating committee for their work. Betty thanked the Board for their work. Bob Cordova thanked the Board and encouraged people to consider helping our community by becoming a Board member. Contact any member of the nominating committee if you are interested. Bob thanked Barb Kemper for her service.

Homeowners Forum: Duane shared that in past years he and Mary Heuwinkel had looked at considering xeriscaping for our grounds. The cost is prohibitive, but he reported that the state may be offering monetary assistance for that at some point so wanted us to keep the idea "in our back pockets". Barb LaGuardia encouraged volunteers to think about dropping your name in the hat for next year's election. It's not always an easy job, but it is important to all of us. We live in a unique community where people know each other. It's our "hood". Duane asked if information that is emailed to the community is also given in hard copy to those who do not use email. The answer is yes. Lauren asked that any changes to your email address be sent to Tom and her in order to keep our database up to date. A question was asked about the email address to send our payments to for the new management company. Jim will get that information to us. Also, it was asked how big of a staff Jim has and we don't know the answer to that.

Tom thanked the board for their service and to Barb Kemper for her faithful service to our community. Barb also encouraged people to join the Board. She says these are good people who have good heads and good hearts.

Adjournment: It was moved and seconded.

Respectfully submitted by
Lauren Ehrhardt, Board Secretary