

## **Sonora HOA Board of Directors Regular Meeting Minutes**

**January 12, 2024 at 1:30 pm in R.H. Johnson Lecture Hall**

This general meeting of the Board was called to order at 1:29 pm by Jeannette Oliver. Board members present included President Jeannette Oliver, Vice President Bill Jahn, Treasurer Karen Smith, Member at Large Barb Bruno, and Interim Secretary Rose Bridenstine. Sixty-four (64) members attended.

Jeannette explained the process for addressing the Board to the members present.

Rose moved and Barb seconded that the minutes from the November 9, 2023 meeting be approved. The Board approved the minutes.

Jeannette addressed the Board and members present at the meeting announcing her resignation from the Board and thanked all of them for letting her serve them for the past four years. Her tenure as President and Board member ends on January 31, 2024. This leaves three open Board positions that need to be filled.

Karen addressed the Board and members at the meeting regarding the need for volunteers to apply for two of these positions. Karen will run for the Board Treasurer position as her term is up this year. Jeannette has resigned from the Board and Barb Bruno, Member at Large, will not run again for a position on the Board. Karen discussed the problems that could arise if only three members remain on the Board. We are a large HOA (182 Lots) and three Board members cannot adequately fulfill all the duties that the Board covers. There are two alternatives: 1) Elect two more Board members, bringing us back to a Board of five; or 2) have Colby Management take over administrative management of the HOA. Karen researched alternative #2 and learned that Colby's fee of \$2200.00 per month would increase the dues for each homeowner by \$9.00, bringing monthly dues from \$115.00 to \$124.00 per month. There was a lively discussion regarding the pros and cons of these two alternatives.

A call for volunteers to fill the Board positions was made to the members. Of the three candidates, one will receive a two (2) year position, and two will receive three (3) year positions, depending on the results of the March 2024 ballot. Mary-Jo Kelley volunteered to run for the position of Board Member at Large and Gary Lowman volunteered to run for the final open position in the Board. This discussion closed and the Board moved on to other topics.

Barb addressed the group regarding the temporary plant research committee working on updating our approved plant list for the HOA. Volunteers for this committee are Tracy Litchfield, Pam Liedtka, Sharon Smith, and Suzanne Farr. She described the involved process and research the group undertook. They searched for alternative plant choices that have low water consumption along with smaller flowering shrubs. Barb stated she did not think we should approve the list via yearly ballot as we may want to make changes to the list throughout the year. Discussion was opened to the Board on this issue. Attending members added their comments. The Board agreed to leave the plant list open to additions throughout the year.

Bill commented on landscaping updates and changes for 2024. He explained that some plants must be removed and/or replaced as they are dead or dying, they are within restricted safety zones around community electric boxes, or members wish to have them removed. Bill stressed that plants will not be pulled if homeowners do not want them pulled. Concerns from members were aired and discussed with

the group. Barb reiterated that clearing access to safety zone areas around the electric boxes is mandatory pursuant to the electrical company and fire department requirements that these plants be removed or trimmed to meet the safety standards.

Bill reminded everyone that the watering days for the HOA's front yard watering systems are Tuesday, Thursday, and Saturday at 7:00 am for 30 minutes. He discussed the older systems within the HOA and explained the "leak squad" which includes Steve Bluhm and Ken Litchfield. These HOA member volunteers walk the neighborhood checking for leaks in these old systems. Bill also disclosed that the HOA spent \$5200.00 for landscaping rock replacement. Tree trimming is happening now. The landscapers will trim 103 trees at the cost of \$180.00 per tree. The total cost for tree trimming will be \$18,360.00.

Barb pointed out that an HOA member suggested we create a three-person Landscape Committee to evaluate plants and landscapes. Barb also volunteered the information that Phil Kelly and Sharon Smith volunteered for the permanent Landscape Committee. We are still in need of at least one more volunteer for this committee. If anyone is interested in volunteering, please let her know.

Bill described his volunteer work on updating the Sonora HOA website at [www.sonorahoa.com](http://www.sonorahoa.com). He has been working on this and is almost done. He also mentioned that an old Sonora HOA website still exists.

Jeannette gave an update on the Activity Committee. We will not have the cart parade in 2024 as participation is down, but the holiday party in December is still on. We will not have a community yard sale this year. We plan on reactivating our Welcome Wagon and Neighborhood Watch programs. Jeannette will work on this when she returns from Australia.

In new business, Karen presented a request for authorization to purchase a \$75,000.00, 5-year CD this month and authorization to roll over the two existing CD's when they come due in June and August 2024. In addition, she may add to those CDs or purchase another \$50,000.00 CD in July, keeping with the Board's approved plan to purchase a new CD every six (6) months if our finances allow. The reasoning for the 5-year term is that information indicates that the Fed may leave the rate the same or lower it this year. The next Fed meeting is January 30 and 31, 2024. After some discussion by the Board and input from the members, Rose Bridenstine moved the Board approve these actions and Karen seconded the motion. The Board approved the motion by unanimous vote.

Jeannette moved to adjourn the meeting at approximately 2:50 pm and Rose seconded the motion. The motion was unanimously approved by the Board.