



EAST VALLEY

Community Association Board Meeting Agenda

Wednesday August 18, 2021, 8:00 pm

Location: Google Meeting ID: iys-yazf-cas

1. Call to Order
2. Discussion with potential new Board Members
3. Approval of minutes from 6-10-21
4. Financials (Danielle)
5. Status of officers
6. Old Business
 - a. Legal Update (Gretchen)
 - i. 7132 E Sky Bar St & 6981 E Tao St. Astro turf installation (Gretchen)
 - ii. 6965/6956 E Sky Bar St. Maintenance Easements (Gretchen)
 - iii. Quorum change (Gretchen)
 - b. Fence Staining - Final Expense (Thom)
 - c. Fence-Repair of Stark's fence (Thom)
 - d. Guest parking on the rim side, striping, and signage (Thom)
 - e. Monument signs – Rim (Bob)
 - f. Landscape rock (Bob)
 - g. Warm springs drainage The Rim exit (Bob/Thom)
 - h. Trail Maintenance-Signage up? Stabilizing needed?
 - i. Updating bank signers needed?
 - j. Wildbird feeders' complaint-plan to handle? (Michelle)
 - k. Rob James Tree Complaint-What's the status? What was communicated to Mr. James? (Bob)
 - l. 5244 S Hakkasan Ave Complaint about mirrors- What's the status?
7. New Business
 - a. Committees
 - i. ARC committee (should be 3)
 - Who Takes the lead so that homeowners get a timely answer?
 - What is status of current Requests? 6803 E warm Springs?
 - ii. Landscaping

iii. Social

b. Projects for the Year (in budget)

i. Reserve Study



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Community Association

Board Meeting Agenda

Thursday, June 10th at 7:00 pm

Location: Moved to Gretchen's Home due to
weather concerns

Meeting Started at 7:11

In attendance: Gretchen, Danielle, Thom, Eric, Bob, Michelle

The annual meeting started in 2018 we have never had a quorum.

We can amend bylaws if needed at the annual meeting.

32 is the quorum needed.

More signage for Annual Meeting to increase attendance is needed.

We need to get proxies, we need postage-paid envelopes.

More canvassing of neighbors to get participation in the annual meeting or at least the needed Proxies to have the meeting.

Homeowners with AstroTurf issue:

It is recommended to begin consulting with an attorney to proceed with corrective action. Homeowners in question are challenging the validity of HOA but are not addressing the issue at hand, the homeowners did not follow the correct procedure in submitting plans to ACC.

Thom makes a motion; Gretchen meets with the attorney about this issue of how to proceed with homeowners issues. All board members will be informed of the attorney meeting, but Gretchen will be the point person. Danielle to send all current info to the attorney for review. Board approves costs for an attorney.

Vote: Passed

Bob recommends that at least 2 board members meet with the attorney.

ACC does not have to be all board members.

Maintenance easement—easement agreement wasn't ever done. Motion by Gretchen to speak with Attorney to finalize the maintenance agreement for 6965/6956 Skybar.

Thom recommends speaking with the homeowner at 6956 before speaking with the attorney.

Vote: Passed

Motion Passed

Financials review

Demand letter to homeowners who are behind fees.

Deposit on Rim sign has been made.

Danielle will check on the signed contract status.

Thom would like to see physical contacts.

Danielle says that everything looks solid financially.



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Danielle will investigate the version of the ACC doc.

Danielle will send letters to homeowners about violations for weeds and motor homes being parked for long periods.

Fence painting on Warm springs...

Thom is waiting on the owner to submit the contract and insurance for Idaho Fence Staining. Staining set for the week of July 4th.

Homeowners need to be notified 10 business days, that is Monday, June 14th.

Danielle will notify the homeowner asking about a water easement on Highland Valley rd.

Danielle exited the meeting at 7:58

Minutes approved from the prior meeting.

Monument sign-still waiting to hear from the company on the install date. We need to get a dig permit 3 weeks prior to installation.

Fence Maintenance issue: No update-still in process

Landscape rock: Irby meeting with Bob and Bob is researching.

Guest parking on the rim side, striping, and signage.: still in process. Thom and Eric to handle.

Trail Maintenance: too early to clear weeds. Signage should be up, check what the city has used. Check with the land conditioner to check the need for trail stabilizing.

Signage in the park has been vandalized. Thom will look at it. Railing will be checked.

Reserve Study: NO update

ARC Request Letter: What are the Rim ACC guidelines, are they different than for EV?

Adjourned meeting at 8:30 pm

Next meeting? TBD

East Valley Community Association Inc.
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	
1001 · Checking - DL Evans 9744	71,310.67
1011 · Savings - DL Evans 8825	35,840.55
1012 · Money Market - DL Evans 7582	<u>30,475.64</u>
Total Cash	137,626.86
Total Checking/Savings	137,626.86
Accounts Receivable	
11000 · Accounts Receivable	<u>-3,549.50</u>
Total Accounts Receivable	-3,549.50
Total Current Assets	<u>134,077.36</u>
TOTAL ASSETS	<u>134,077.36</u>
LIABILITIES & EQUITY	
Equity	
32000 · Retained Earnings	96,021.04
Net Income	<u>38,056.32</u>
Total Equity	<u>134,077.36</u>
TOTAL LIABILITIES & EQUITY	<u>134,077.36</u>

East Valley Community Association Inc.
Profit & Loss Budget vs. Actual
 January through July 2021

	Jan - Jul 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4000 · Dues Income	68,250.00	69,500.00	-1,250.00
4005 · Wildlife Mitigation Fee	-250.00		
4010 · Interest Income	145.88		
4025 · Transfer Fee	1,500.00		
Total Income	<u>69,645.88</u>	<u>69,500.00</u>	<u>145.88</u>
Total Income	<u>69,645.88</u>	<u>69,500.00</u>	<u>145.88</u>
Gross Profit	69,645.88	69,500.00	145.88
Expense			
Administrative			
5500 · Management Fees	5,075.00	9,000.00	-3,925.00
5525 · Transfer Fee Expense	1,000.00		
5530 · HOA Consulting	181.25	150.00	31.25
5600 · Insurance	0.00	750.00	-750.00
5650 · Legal & Professional Fees	200.00	200.00	0.00
5700 · State & Federal Taxes	10.00	10.00	0.00
5810 · Office Supplies & Postage	535.10	700.00	-164.90
5830 · Neighborhood Events	293.21	750.00	-456.79
Total Administrative	<u>7,294.56</u>	<u>11,560.00</u>	<u>-4,265.44</u>
Bank Service Charges	8.00		
Christmas Lights			
5300 · Christmas Light Purchase	0.00	1,500.00	-1,500.00
5310 · Installation	0.00	500.00	-500.00
Total Christmas Lights	<u>0.00</u>	<u>2,000.00</u>	<u>-2,000.00</u>
Homeowner Reimbursement			
Homeowner Charges	75.00	300.00	-225.00
Total Homeowner Reimbursement	<u>75.00</u>	<u>300.00</u>	<u>-225.00</u>
Landscape			
5000 · Landscape Contract	15,000.00	27,000.00	-12,000.00
5020 · Landscape Repairs & Maintenance	600.00	2,750.00	-2,150.00
5100 · Sprinkler Maintenance	0.00	400.00	-400.00
5110 · PI System Maintenance	0.00	300.00	-300.00
5130 · Snow Removal	0.00	3,000.00	-3,000.00
Total Landscape	<u>15,600.00</u>	<u>33,450.00</u>	<u>-17,850.00</u>
Maintenance and Repairs			
5200 · Common Drive Repairs	213.59	600.00	-386.41
5210 · Fence Repair & Maintenance	3,800.00	4,000.00	-200.00
5230 · Playground Equip Maintenance	0.00	500.00	-500.00
5240 · Retention Pond Maintenance	0.00	500.00	-500.00
5250 · Trail Maintenance	0.00	500.00	-500.00
5260 · Sidewalk/ Pathway Maintenance	0.00	100.00	-100.00
5270 · Entrance Light Repairs	0.00	500.00	-500.00
5280 · Planter Beds	0.00	17,000.00	-17,000.00
5290 · Entrance Sign	1,760.13	3,350.00	-1,589.87
Total Maintenance and Repairs	<u>5,773.72</u>	<u>27,050.00</u>	<u>-21,276.28</u>
Reserves			
5900 · Reserves	0.00	16,934.00	-16,934.00
Total Reserves	<u>0.00</u>	<u>16,934.00</u>	<u>-16,934.00</u>

East Valley Community Association Inc.
Profit & Loss Budget vs. Actual
January through July 2021

	<u>Jan - Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Utilities			
5060 · Water	2,685.90	8,000.00	-5,314.10
5065 · Electricity	152.38	300.00	-147.62
Total Utilities	<u>2,838.28</u>	<u>8,300.00</u>	<u>-5,461.72</u>
Total Expense	<u>31,589.56</u>	<u>99,594.00</u>	<u>-68,004.44</u>
Net Ordinary Income	<u>38,056.32</u>	<u>-30,094.00</u>	<u>68,150.32</u>
Net Income	<u><u>38,056.32</u></u>	<u><u>-30,094.00</u></u>	<u><u>68,150.32</u></u>