|  |
| --- |
| **Quick recap** |
|  |  |
| Board discussed various community initiatives, including a communication plan, budget and reserve levels, and the potential for new neighbors to join committees. The board also addressed the need for additional volunteers for the fining committee, the protocol for architectural requests, and the implementation of the gate system. Lastly, we touched on the need for fiscal responsibility through the year, the increase in spending for legal, and the status of ongoing litigation regarding a high netting fence.  |
|  |  |
| **Next steps** |
|  |  |
| • Benjamin to post $1,000 invoice in the system with due date of February 15th.  |
| • Chris to work with Benjamin to finalize the 2024 budget. • Chris to set up board@sweetwatercreek.info email address  |
| • Board to explore options for potential special assessment or dues increase.  |
| • Benjamin to solicit bids for insurance, including flood insurance.  |
| • Board to send out a more comprehensive budget spreadsheet to homeowners.  |
| • Chris to order and arrange installation of new street signs.  |
| • Board to set up a general email address for homeowner communications.  |
| • Nikki to handle ARC requests for the coming year.  |
| • Chris to consider implementing anti-tailgate protection for the gates.  |
| • Board to add board member information to the owner portal on the Wise website.  |
|  |
|  |
| **Summary** |
|  |  |
| **Improving Communication and Electronic Voting** |
| Mike expressed gratitude to Chris Butler for his work on the gates and the community's efforts to improve communication. He discussed the development of a communication plan to ensure no surprises at annual meetings and the use of their website for updates and meeting minutes. Chris also proposed a motion to move towards electronic communication, which would allow for electronic voting and reduce paper mailings. He emphasized that while a hundred percent opt-in was not necessary, the board would welcome feedback from the community on this proposal.  |
|  |  |
| **Budget and Reserve Levels Discussed** |
| Mike discussed the budget and reserve levels for the year. He noted that the current reserve levels were dangerously low and that a special meeting might be needed to raise dues or conduct a special assessment. Chris also mentioned that the sewer repair cost was estimated at $80,000, but the actual cost was not yet known. He suggested waiting for a concrete number before making a decision. Benjamin agreed to send out the budget to homeowners and post it in the system. The board decided to table the setback requirements until they could get better clarification.  |
|  |  |
| **Annual Meeting and Monthly Board Meetings** |
| Mike led a discussion about setting an annual meeting date for the second week of November, with the final decision being November 10th. The meeting will be held at 6 pm at Rocky Point, or a nearby location if necessary. The board also agreed to hold monthly meetings on the second Tuesday of every month, with Chris able to attend via Zoom due to his travel schedule.  |
|  |  |
| **Neighborhood Development and Community Involvement** |
| Nikki discussed the potential for new neighbors to join committees and contribute to the neighborhood's development. She suggested creating a general email for community members to communicate their ideas and concerns directly to the board. Mike also highlighted the need for volunteers to help improve the neighborhood, mentioning past initiatives like a welcome committee and a community garage sale. He emphasized the importance of community involvement and encouraged neighbors to reach out with their ideas and interests.  |
|  |  |
| **Finding Committee and ARC Process** |
| Mike discussed the importance of the fining committee, a requirement by law, which acts as an impartial body to review violations and fines. He highlighted that there are currently two open positions for the committee, which is not time intensive as it only meets three times a year. John also clarified that the committee is only involved at a certain point in the process, after the homeowner has requested a review. He encouraged interested individuals to consider joining the committee to help the neighborhood move forward. Lastly, Nikki and John mentioned the architectural Review committee (arc) process, which was discussed during the annual meeting, and clarified that there is no need for an additional vote on every arc.  |
|  |  |
| **New Protocol, Gate System, and Stickers** |
| Chris discussed the new protocol for architectural requests, which will be managed by Nikki and Benjamin. He also mentioned the successful implementation of the gate system, with 597 transactions in the last two days. Chris proposed waiving the sticker fees and providing two free stickers per year, with additional stickers charged at a fee. He also mentioned the possibility of implementing anti-tailgate protection and speeding control measures. Chris also discussed the need for new cabling for the cameras and the budget for this. Lastly, he mentioned the need for new street signs and the possibility of ordering a demo for feedback from the neighborhood.  |
|  |  |
| **Budget Spreadsheet and Insurance Bids** |
| In the meeting, Chris discussed the need for a budget spreadsheet for 2024 actuals and 2025 proposed, which will be shared with the team. He also mentioned the need to solicit bids on insurance, including flood insurance, to make an informed decision about the value of the insurance. David expressed concern about the increase in spending for legal and requested a more comprehensive budget. Chris agreed to provide this. Joanie suggested that all communications should be done electronically, and Chris agreed to put the board members' names on the owner portal. Robert raised a concern about the dues being due on January 1st, and Chris clarified that they would be due on February 15th, with invoices posted in the meantime. Steve asked about the status of the litigation regarding the 16-foot high netting fence at 4,118 Crosswater, but the board was unable to provide a more detailed answer due to ongoing legal advice. |