

Blumenau Homeowners' Association 1 and 2
34th Annual Meeting Minutes: Saturday, July 26th, 2014

Meeting was called to order at 1:14 pm

A quorum was determined with 24 Properties represented in person and 49 proxies.

1. Mike Hess welcomed Homeowners and confirmed that it has once again been a "quiet" year!
2. Mike Hess discussed that a main part of this meeting will be the need for and election of new officers as many have needed to step down.
3. Mike Hess discussed two complaint violations that have arisen and needed addressing
 - a. Complaint was of a loose and menacing dog.
 - i. Covenants, page 4, paragraph 16, ANIMALS: ... "Horses, pets or any other animal as authorized under this covenant, shall not have free rein of the subdivision known as Blumenau Subdivision, Filings 1 and 2, and shall be kept on the property of their owner."
 - ii. A letter was sent to the owners.
 - b. Complaints of 3 lots with trailer/RV parked for a period longer than 30 days
 - i. Covenants, page 3, paragraph 8, TEMPORARY RESIDENCES: No... trailer or trailer house, or structure of a temporary nature may be used as permanent living quarters. Temporary residency shall be permitted onsite during the allowable construction period of eighteen months as identified in paragraph 7.... This covenant does not preclude vacation camping in tents, trailers, or campers for a period not to exceed thirty continuous days."
 - c. In 2012, the Board worked hard to clean up the covenants and resolve clarity issues. Unfortunately, the confusion of RV storage has indicated a need to clean up this section of the Covenants.
 - i. The previous Board of the 1970s and 1980s, never intended that full time residents couldn't store their own RVs on their lot.
 - ii. Only recourse as an HOA is to take non-compliant homeowners to local court.
 - iii. Attorney Peter Michaelson has reviewed Covenants and indicated that there is a lack of clarity in regards to RVs and the HOA would therefore have issues in a court situation.
 - iv. One family has agreed to comply, but have indicated the many RVs that are being stored throughout the BHA subdivision.
 - d. Mike Hess opened the floor for discussion regarding the Covenants and RV usage/storage.
 - i. We would need to clarify the definitions of both Full Time and Part Time residents, as well as full time and part time parking of an RV.
 - ii. If the only recourse is to revamp the covenants to eliminate clarity issues before pursuing court ordered compliance, this would probably be able to be accomplished via a mail/email ballot and could be completed in a few months as opposed to a full year as needed with the dues increase from 2012.
 - iii. There is a concern about the accumulation of junk, but vehicle junk is addressed in paragraph 24 of the Covenants, and that is all that we can enforce.
 - e. Tom Frostman moved that the new Board tackle the wording of the Covenants regarding the above issues. June Kilburn seconded and the vote was unanimous.
4. Mike Hess discussed the BHA signs
 - a. A huge thanks to the Vornbergs for painting of the BHA signs
 - b. Due to the increase of dues and less expenses, we are now operating at a financial level that will accommodate replacing the signs' roofing. The plan is to get metal roofing.
 - c. June Kilburn moved that the board gets bids for metal roof replacements. Mike Day seconded and the vote was unanimous.
 - d. It was noted that since the two signs by Edelweiss Drive are planters, that to utilize this feature should be added into the improvement of the signs in general, not merely the reroofing.
5. Cal Leslie confirmed that the project to replace the insulated cable will commence next year on Matterhorn.
6. Mike Hess and Cal Leslie discussed a new structure on CR 328 near Buttercup that so far has not submitted plans, nor has permits been drawn up with the zoning office. It is assumed to be on BHA property and if so, will need to submit plans for approval.
7. Bonnie Mowry discussed the success of the online water meter reporting and reminded part time residents to submit their meter reading prior to departing.
8. Mike Hess officiated the election of the new Board of Directors
 - a. The current Board were recognized and thanked
 - b. The question arose of whether a Part Time resident could be on the board using conference call, skype, etc. Mike Hess responded that we no longer seem to be facing the water issues that required constant meetings a few years back. Therefore Part Time residents on the Board would no longer be an issue.

- c. Mike Hess was nominated for President and is willing to serve another year.
- d. Bonnie Mowry was nominated for Secretary/Treasurer and is willing to serve another year.
- e. Jeff Mowry was nominated for Vice President with Cal Leslie assisting with building approvals.
- f. Nominations and volunteers for the Board Members at Large are as follows: Caroline Vornberg, Tom Frostman, Don Pinnella, June Kilburn, Mike Day
- g. Nominations and volunteers for the Board Members at Large are as follows: Sandy Gates, Mike Trujillo
- h. A vote was unanimously in favor of these officers.

Meeting was adjourned at 1:53 pm