MARKET STREET EAST HOMEOWNERS ASSOCIATION

May 10, 2025 Annual meeting

8 IN ATTENDANCE:

Karen Pederson

Dave and Saundra Steckline

George and Rebecca Toal

Patsy Wolf

Kathy Sparks

Mardell Wylie

Mitch Johnson

Charlotte Salisbury

5 Proxy's

Cindy Holland

Mike and Kylie Davis

Ryan Huff

Elsie Sandoval

Kelli Kingery

OLD BUSINESS:

President Dave Steckline opened the 2nd Annual HOA meeting. Approval of last years meeting minutes was requested; motion to approve the 2024 Annual Meeting minutes was made by George Toal and seconded by Kathy Sparks.

Black Rock Home Solutions, owned by Beau DeLoge is who takes care of the irrigation system; everything from spring start-up, timers, over/under watering, fall blowout and most repairs. He does the mowing, trimming and blowing off the walks. The Board approved last year a 2 year contract for his services.

George and Rebecca Toal were approved by the Board to get flowers for the entrance wagon and buy weed killer. They will be spraying weeds throughout the season in common areas and homeowners yards. Ongoing weed control is not part of the maintenance agreement signed with Black Rock Home Solutions.

Spurlock Landscape did the trimming and weeding cleanup on the North and East common areas.

There were multiple homeowners that have called the city about the build-up of tumbleweeds along the south fence area of our community. The concern is these weeds are a fire hazard and need to be removed by the owner of the land south of us.

Karen Pederson assists Rebecca with the finances which we track in Quickbooks. She reported we have About $2,700 in savings. Rebecca stated we will have the 2nd half of property taxes to pay in June which will be $1,100. The second lawn maintenance bill will be due this month. The city requires us to have the back flow on the irrigation system inspected yearly and that will be $200-$300. We added in 2 snow removal bills to the 2026 budget. That is about 2" of snow each time which this past winter was $300. If it snows more next winter or deeper snows, we don't have money allotted to any additional expense.

As an HOA we need to have our Bylaws and Rules and Regulations formally in place. As we have new buyers moving in they will need copies of these documents. Dave Steckline asked for a motion to approve the Bylaws, which was drafted by Becca Toal and seconded by Patsy Wolf. A request for a motion to approve the Rules and Regulations; Charlotte Salisbury motioned and seconded by Kathy Sparks.

NEW BUSINESS:

After a year of $100 a month dues and the monthly expenses we are not saving any money to a reserve account and barely covering the bills. The expenses will most likely rise in cost this year. $125 per month association dues may or may not cover this coming years expenses. This gradual increase would not build any reserve funds. $150 per month would allow for reserve funds and have some extra in checking account to cover the bills.

Mardell Wylie requested that we do a cost per square foot comparison and those homeowners who have grass pay HOA fees accordingly. The non-grass homeowners not paying that maintenance fee. The biggest expense for irrigation and mowing maintenance is the common areas in our community. As a community we all have access to the irrigation. It is as a community that everyone is paying for that thru our monthly dues. Also, who is going to do that cost ratio analysis? A vote by show of hands to do this analysis was taken. 1 yes vote; 12 no votes.

A 10% increase in dues would be an increase of $2,000; 30% would be $6,000. 50% sounds like a lot, but the reserve funds need to be $5,000-$10,000. The extra $50 per month would be $25 into checking for monthly expenses and $25 into savings for building the reserve funds. Patsy Wolf moved to accept the $150 monthly dues; Kathy Sparks seconded. The $150 monthly dues will be effective June 1.

ELECTIONS OF BOARD MEMBERS:

Vice President 1 year term

Charlotte Salisbury was nominated by Rebecca Toal and George Toal seconded.

President 2 year term

No one stepped forward to fill this position. However, Cindy Holland had informed Rebecca she would fill the position if no one else would step forward. By absenteeism nomination, George Toal nominated Cindy and Charlotte Salisbury seconded. We will ask Cindy to accept.

On a final note, Dave Steckline asked about any Radon concerns from the neighbors. Radon readings should be 4 or below. Stecklines buyer for their home requested a test be done. The reading came in at 12. If you do have a concern about Radon you probably should have your home tested. A homeowner on West Market St tested at 8. The state did provide a free test, but they are now $20. Home Depot has a version of the test for $9.98. The company who did the testing and remediation for Steckline' s home at a cost of $2,600 is:

Boisen Contracting

970-901-5489,

Mattboisen1 @gmail.com

Meeting adjourned at 7:13 motion for adjournment by Karen Pederson, seconded by George Toal.

Minutes submitted by Saundra Steckline