

Hendricks Hill Homeowners Association

Meeting 11/7/17

Present: Paul Hawkwood, President; Gena Hutton, Vice President and Architecture Committee; James Beeler, Member at Large; Ken Moszeter, Treasurer; Mike Gelardi, Landscape Committee; Michelle Hussey, Roads Committee; Hallie Hoskins, Secretary and Webmaster; Jacob Berns, Jason McMillen, Jessica Swain-Bradway

Winter Prep:

Mike Gelardi has purchased three boxes for salt and sand. Jacob will purchase 2 bags each of salt and sand to stock the bins. We need volunteers to help spread when weather becomes threatening. We're having difficulty locating plows; Gena will try calling the tractor person on Riverview.

Homeowners should be reminded: if winter weather is predicted and you will need to be able to drive, please park along Augusta or Riverview past Floral Hill to keep our roads clear for emergency vehicles. Put chains in car trunk.

Hallie will send a survey to homeowners inquiring if anyone has a medical condition that could pose problems if they're snowed in for several days or a week (and they're willing to self identify), we can establish a list of people who can call/check in, assist transporting for medical help, etc. A survey will also be sent to see who has equipment (4WD vehicles, chainsaws, etc) and are willing to help during a snow emergency. Do you have a shovel and are you willing to help shovel snow/ice from walkways and roadways?

HOA will work with Eugene city to vacuum out the catch basins, which are collecting leaves. Michelle will contact Public Works to arrange for this.

Budget:

Ken presented a breakdown of expenditures dating back to 2009, with estimations for 2018. Our reserve fund contains approximately \$48,000; it has been funded primarily with dues that weren't completely spent in previous years. In recent years the HOA has needed to spend the entirety of its income from dues and no money is allocated to boosting the reserve fund. A reserve study could help us determine necessary reserves to cover expenses in the short and long term. The HOA is exploring the option of obtaining an insurance policy for catastrophic events rather than maintaining a large reserve fund.

Dues have not increased since 2012. Inflation has been 8.32% since January 2012. The HOA proposes increasing dues starting in 2018 to keep pace with inflation. Ken will draft a budget for review prior to the next meeting.

Landscaping:

Mike G. will contact an arborist to survey trees on common areas and private properties to identify trees that could potentially fall and impact multiple homes. He will also arrange for a survey to determine which property is responsible for managing the cottonwood trees that are damaging the asphalt in the Hendricks Hill Drive cul-de-sac.

Roads:

Roads could probably go one more year with no maintenance. Michelle is still trying to secure a person to handle our needs for slurry coating and

crack sealing. This should be planned for in the 2018 budget.

Trees at Floral Hill/Riverview intersection have been trimmed back by the city. The city may be installing a traffic control sign on Floral Hill to improve safety at this intersection.

Parking Concerns:

Tabled until next meeting.

Reminder: Elections for new HOA Board members will be held at the January meeting. We're eager for new homeowners to join us in making important decisions for our community! Please contact one of our members if you'd like to learn more about what these positions involve.

Board Members

President: Paul Hawkwood--
paulhawkwood@me.com

Vice President and Architecture: Gena Hutton--
gena@meandherdesigns.com

Member-at-Large: James Beeler –
beelerjames@gmail.com

Board Secretary: Hallie Hoskins -
hallieh@hotmail.com

Roads: Michelle Hussey — ltl Sara42@live.com

Landscaping: Mike Gelardi—
mikegelardi@comcast.net

Annual Board Meeting

Stay tuned for date and location

in early December