

# Round Tree Estates Board Meeting

## 2/19/24

**Present: Ed Anady, Deb Ritchie, Tammy Foster, Lynn Winter, Randy Reese**

- Tammy reviewed the last meeting minutes from November 11, 2023 and they were approved.
- **Discuss officer/board elections:** Ed and Tammy will not be running for another term on the board. Ed will send out board positions with the HOA meeting agenda. Ed updated the website with the new meeting date of March 23<sup>rd</sup>. The meeting will be held at the home of Shane and Leslie Wood.
- **Common area proposal discussion:** The committee will discuss again and will create a ballot based on things that will happen in 2024. Later items will be acknowledged separately from the ballot. Ed will text the president at Longhorn to see if he has looked into something that may trigger property taxes on individual lots.

### **Items to vote on for Common Area Committee Recommendations:**

**Common Area cleanup** (Trash pickup, clean gate\sign\ mailbox & maintenance of additions to common area)

Discussion: The wording “maintenance” should be included to “cleanup” and a vote will determine if homeowners will maintain things such as the pavilion, benches, and trails, or will we need to budget for outside help to maintain the common area.

### **Off-Leash Dog Area**

Further discussion is needed for this since it is prohibited in section 4.7 of the CC&Rs. Changing of CC&R’s requires a 75% vote and costs associated with updating the CC&R’s. The Common Area Board will discuss this again to see if they feel strongly enough about this to pursue.

### **Gate access from Davis Loop**

The Board agrees to add this to the ballot to be voted on by homeowners. There may be some financial impact since we would be reallocating gravel that was allocated for roadside use.

### **Parking**

The Board recommends an HOA membership vote authorizing the reallocation of roadside gravel and determining how much may be needed. The Common Area Board will present the cost impact at the time of voting.

### **Parking Restrictions in Common Area**

The Board recommends an HOA membership vote.

### **Trail**

The Board recommends this to be added to the HOA ballot.

### **Gravel Trail between mailboxes and parking area**

The Board recommends HOA membership vote. The financial impact for gravel purchase will be provided by the Common Area Board at the time of voting.

### **Bench**

Although we have a donated bench from the Wilhelms, and there is no cost, this will still be voted on by homeowners.

### **Bench (part II)**

Future additions of benches. This could have a financial impact and would need to be voted on.

### **Trees**

Recommend HOA vote for donated trees to be planted in 2024. Remove the verbiage of 2025 on the ballot, as this would be voted on later if trees will be added that would have a financial impact.

### **Picnic Tables**

Recommend HOA vote even though there is no fiscal impact as items are donated.

### **Pavillion**

The Board recommends homeowner approval for cost estimates and location reservations. This is only a vote to pursue estimates.

### **Additional Common Area Items**

Items such as a horseshoe pit, signage, footbridge, pool, pickleball and badminton can be pursued in the future and not voted on at this time. If someone wishes to pursue these (or any other changes/additions), they can present them to the board with a plan and budget to be voted on.

- **Finalize 2024 assessments** Ed and Deb will go through this outside of this meeting. Checks were given to Dan and Randy for fuel for clearing snow this year Dan \$34.88 and Randy \$42.71. Insurance was paid \$470 same as last year.
- **Proposal to allow chickens** – Because this is not allowed in the CC&R's, this would require a 75% vote to change this. There are fees associated with making this change that would be approximately, \$120 for filing fees. If we have an attorney make the change to the CC&Rs, it could add \$200-\$300. Tammy will take 4.7 current, write up an amendment and also include proposed ARC guidelines for housing chickens. The Board agrees to include this information on the ballot. We will vote at the HOA meeting on whether to pursue this matter.
- **Discuss the 2024 HOA meeting agenda** – Ed will put together the agenda. Randy asked to add the following items, Solicitation of members for the ARC, Board. The annual cleanup date, review common area letter from an attorney, and Ad-hoc vote process. Lynn added, emergency communication for our neighborhood. It was discussed using text or WhatsApp for alerting homeowners of things like fires or police activity.

- **Gate Code** There has been a request to leave the resident gate code unless someone moves. The board agrees to add this to ballot for homeowners to vote. We would still change the contractor code regularly.
- **Asphalt** - Ed will schedule asphalt for this summer. We will want to inform homeowners to watch for cracks that will be repaired for free. Ed will ask about sealing individual driveways at a discount. Add this to agenda.