

10-14-2019 Sonterra Condominium ONE Meeting Minutes

Call to Order: 5:45 pm

9 People present

2 Representatives Present – Andy & Susan

Election of Board Members from the community – preparation to hand over board to residents

Overview of the community –460 homes, budget presented for 2020. Working capital fund, road sinking fund is 80% of \$26 residents pay monthly. Set to pay for new roadways in 25 years. Main concern is restrictive covenants – discussed below:

Homeowners' questions and answers

1. The drainage is awful, who and when will it be corrected? 3 people have been out to fix, but has not been able to fix a birdbath that flows directly into her yard, will need major reconstruction. Guest parking is muddy. Condo association is responsible for cleaning streets, maintenance such as mowing and killing weeds
2. Front entrance has landscaping but not in the rear – Does the condo association want flowers? How important is that? Heat and need for more water is an issue for flowers.
3. How are board members elected? Email, one evening for paper ballot, mailchimp are all possibilities, checking with attorneys for compliance. Encourage quarterly meetings in the future.
4. How many board members will there be? 3, once residents take over, can be more. Recommend 5-7.
5. Last year at the meeting we were told the dues were not supposed to go up and they have since gone up: board decided funds needed to be equal between the two condo associations. Increased to \$26/mo.
6. Parking signs we were told they would be removed and they are still there: we removed approximately 6. They are required to be on the stop signs by law.
7. Guest parking – not sufficient for large gatherings, but typically hit or miss. Andy asked if there is a pattern of residents utilizing guest parking or is it truly guests? Residents can't really determine this, but will be watchful. One resident says there are neighbors that use the guest parking to not use their own driveway (driveway is empty). Another resident attests the same. Discussion for all major holidays to allow parking on street: email will be sent for specific holiday and where to park (which side of street). Another resident says if they are having something large with multiple people gathering, she will blast on social media what is happening and her address and requests neighbors to contact her. She said this is the norm for functions in the community.
8. Andy: what can the management company do for you? What is not happening that you would like to see? Hard to get a hold of and not getting a response, Andy took ownership of that. He will speak to residents after they have gone through the proper channels. Management company is not helpful with some questions because "they did not attend the meeting and don't have access to minutes."
9. What is the area of Condo One? Between 313 and 314.

10. How do we go about locking up bikes? A lot of kids ride their bikes to bus stops. There are funds for items such as bike racks if they are wanted. Andy will discuss with superintendent to see if the bus stops can be more permanent for this is need.
11. Is there any way we can get yield or one-way signs on Entrados Arcos for the round-a-bout? Definitely needs to be discussed for a solution.
12. Has there ever been an interest for speed bumps throughout the neighborhood? If it's something that the community wants, money can be designated for this.
13. From Jackson, to make a left on circle way, the fence of the homeowner blocks view of the road. Andy will look into it.
14. With the growth, and more homes coming, will there be enough parking? For guest parking there is typically 1 spot for every 2 houses. Another member advocates that they didn't see this as an issue once they moved in.
15. Will you consider painting stripes in the guest parking? If you feel this would help maximize the parking space use, we can definitely look into that.
16. Is it true we can't wash our cars in our driveways? This was a standard form for condominium association.

In closing – watch email for nominations and email Andy if you are interested in participating on the board.

Priorities from this meeting: yield signs at circles, bike racks at bus stops, lines in guest parking

Meeting adjourned 6:50pm