23 Sept Arbors Annual HOA Meeting

- Meeting called to order – 6:30pm. All board members in attendance with Dan Bruno presiding
- 31 homeowners present. The roll sheet is included with the minutes.
- Opening remarks by Dan, and outline of how the meeting will proceed
- Updates on maintenance items/projects:
    - In 2026 the main project for the HOA was consolidation of the three parks and adding a new playset to the Silverberry park. Details were shared on the project, along with the cost. The project came in under budget.
        - Several commented on their approval and satisfaction with the project. There were comments that it gets a lot of use.
    - Upkeep on the rest of the common spaces, including tree work and sprinkler work, was discussed
- An update and reminder was given on the new rules that were adopted in January 2026. These were reviewed and a discussion was held on why these new rules were settled upon and implemented.
- The floor was turned over to Rob with RPM Sapphire to go over the budget, income statement, and savings. A budget vs. actual sheet was disseminated. The HOA is under budget by several thousand dollars thus far in 2026. There were no expenditures in any category that exceeded more than 10% overage on what was budgeted.
    - Questions about light poles and who is responsible for their upkeep. It was reported that the bases on several are damaged. Rob will look into who is responsible.
    - Responsibility for sidewalks questioned. It was decided and explained that the city is responsible for maintenance and replacement, when necessary, of sidewalks and curbing.
    - Responsibility for power boxes that are located in homeowner yards was questioned. It was decided that homeowners are responsible to trimming/mowing/weeding around these when they are in their yards.
- Further review of procedural rules was conducted, specifying violation fee amounts and the HOA Boards' philosophy on enforcement. The following were discussed in detail:
    - Interest charges on past-due HOA dues
    - Fee structure for weed issues and parking violations

        - Additional discussion was held on the weed issue. The HOA will enable RPM Sapphire to be more aggressive in issuing violations and financial penalties to homeowners that do not abide by the HOA weed policy. Enforcement will always go through the property owners, not tenants. A discussion was held on the possibility and possible effectiveness of increasing the financial penalties in an effort to encourage compliance.
    - The issue of dog waste in common areas was brought up and discussed.
        - Dog waste bags are in place, but there is an issue with people not picking up after their dogs
        - A proposal was made to put up some signs to instruct to pick up after dogs.
        - A proposal was made to pay for a service to pick up dog poo
        - No action was taken on any of the proposals for now
    - Attendees are encouraged to call RPM Sapphire with ideas on the above issues
- A proposal for a community BBQ for all residents. Set up in the park and have a hangout. In general attendees were in favor of this.
    - Disseminating a flier was proposed to get the word out
    - An attendee shared an idea of a quarterly newsletter to keep people informed, educated, etc. No one stepped forward to volunteer to take this on
    - More discussion on community-specific events, rather than just homeowners, renters. Positive comments on this.
- Comment on lack of crosswalks in the neighborhood. This is a city responsibility, not the HOA.
- Election of officers. Dan explained the responsibilities associated with being a board member, time requirements, etc. in a pitch for new members, participants. Dan explained the ethos for becoming involved.
    - Gary Erickson volunteered to be on the board. He explained his background, experience. A vet, then Masters in finance/econ. Set up an investment advisory firm. They moved to the Arbors in 2017.
    - Proposal passed for the current board to be reinstated, plus Gary Erickson
    - Another person (Lori's neighbor) volunteered to help with community/volunteer items
- Open Floor:
    - Comment of appreciation for the HOA Board, also comment of appreciation of how nice the homes and neighborhoods are, and the board's support in helping maintain the neighborhood and homes

- Comment on boats in front of homes. Rob encouraged people to call it in so it can be addressed.
- Vacant lot south of Racetrack – word is apartments will be going in.
- Parking. One homeowner complained that renters have become possessive of the street parking by their homes. The homeowners explained their particular issue but upon further questioning asked that no formal action by the HOA or property management be taken.
- Vehicles parked on the "no parking" side of the road. Someone reported them and the police did engage with it and had the vehicles removed.
- Comment on missing the sign on Marcus into the neighborhood
- Comment on fireworks. People shooting off illegal fireworks and leaving messes scattered throughout. It has been a regular problem over the summer.
- Question on HOA dues increase. Set at $280 and we are within budget. No increase for next year projected
- People who park the pickup over the sidewalk – this is a city enforcement issue
- Suggestion to use 50% vinegar to kill weeds
- Suggestion to paint an "Arbors" sign on the fence
- There is an HOA ordinance citing only 3 cars per household. A suggestion to enforce.
- The city informed a resident that parking on the "no parking" side of the street is only a $10 ticket.
- Suggestion to put up Christmas lights on all the houses 😊

- Meeting closed and adjourned at 8:05pm