

Dos Rios 3 HOA - Annual Meeting Notes

9/24/24, 5:00 pm

Dos Rios Golf Club

Agenda - [HOA Annual Meeting 9/24/24 5 pm](#)

1. Roll Call
2. Proof of Notice of Meeting
3. Approval of minutes from the July 31, 2024, Board of Directors Meeting.
4. Report out of Committees
 - Architectural Committee
 - Weed Committee
 - Covenant Committee
 - The Committee will present suggested changes to the covenants for comment and discussion. Please remember that any Proposed Changes must be voted on by the full membership and receive consent of 75% of the lot owners to amend our current Covenants.
5. Election of Officers
 - Election of Vice President Term for 3-year term will be held.
6. Unfinished Business
 - Presentation of 2025 Budget options
7. New Business
 - Discussion of potential to raise the annual dues by up to \$25 per year to allow for dumpsters to be placed annually for spring cleanup, maintenance of signs and snowplowing of mailboxes and meet the cost of Insurance Policy increases.
 - Any additional new business
8. Adjournment

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1. Meeting Called to order, 5:05 pm
 2. Roll Call – Residents introduced themselves mentioning their residences.
 - Jeff Wilkinson
 - Robert Hobbs
 - Joseph Kean
 - Russ Halpern
 - Mark and Pam Hatcher
 - Sean McCormick
 - John Nelson
 - Steve and Cindy Westbay
 - Chris and Joe Browder
 - Robert and Michelle Hobbs
 - Donna and Jeff Wilkinson
 - Perry and Teresa Anderson
 - Jennifer Kermode
 - Bill and Sandy Dowis
 - Sarah and Patrick Vick
 3. Reading and approval of minutes from the July 31, 2024, Board of Directors Meeting.
 - [7/31/24 Meeting Minutes](#) read by J. Nelson. Unanimous approval, no objections.
 - Proof of notice for Annual Meeting sent out on August 14th, 2024.
 4. Report out of Committees
 - Architectural Committee (M. Hatcher)

Mark Hatcher reported the committee had a busy Summer with numerous questions received and answered. There were a lot of people turning in requests for changes either landscaping or to the exterior of their buildings. And for the most part, and it all went smooth. There were some back and forth, but the committee feels it was successful. We're still not 100% on people reading covenants and knowing when they're supposed to apply for architectural committee review. There have been no serious infractions, and the word is getting out regarding architectural review requirements. Mark requested we get the word out about the architectural review committee when speaking with neighbors. Several inquiries were received from future

homeowners buying homes asking what they could and couldn't do. Buyers are encouraged to contact the committee early in the process to ensure everything works smooth.

- Weed Committee (J. Nelson)

The HOA continue to pursue engagement with the golf course, County, and residents. We're trying to be proactive when it comes to weeds, because obviously it's a lot better address them before they go to seed. There has been a lot of homeowners stepping up, taking care of their own weeds, which is fantastic, some even hiring spray contractors. We feel we're making some really good progress which we foresee continuing next season. Appreciation was shared with homeowners for being proactive. Mention was made to explore partnering and coordinating with our neighbors, specifically Dos Rios 2 and the golf course, to mitigate weeds in common spaces. DR3 does have considerable county-maintained rights-of-way and boundary borders with the gold course which should be prioritized for weed control. It was mentioned there are several non DR3 HOA homes on Tomichi Trail "growing weeds" during the Summe which are subject to state weed regulations. Basic goodwill outreach was encouraged to contact and talk to these homeowners about their weed issues as they may simply be unaware or not present. Also to contact our neighboring HOAs to encourage them to do some timely mitigation in their common areas.

- Covenant Committee (S. McCormick)

- The Committee will present suggested changes to the covenants for comment and discussion. Please remember that any Proposed Changes must be voted on by the full membership and receive consent of 75% of the lot owners to amend our current Covenants.

Sean mentioned the covenant committee has met and gone over some proposed amendments to the covenants. It's an ongoing work in progress. The covenants are old and need updating. Building codes and fire codes have changed since our covenants were established and some of this is being incorporated. The committee needs to work through those issues and will continue to update the language to reflect current county and fire code regulations. Sean mentioned the importance of needing to establish community among ourselves so that we're all sharing the same expectations about what the HOA is about and that the covenants are reflective of this. Sean believes the committee is making progress in that direction and is pleased to see the number of people attending the annual meeting to show their interest and responsibility about being members of the HOA. Sean mentioned the covenants just are a part of what

defines those expectations and define what our community should look like. The covenant committee has a total of eight members with various perspectives representing the HOA and believes they will produce a document that will last a long time. Once the committee comes up with our final drafts and our amendments, it'll go to the board to be reviewed, and then it'll go to our lawyer, Jacob With, for review, to make sure that it's all within the legal language and standings of an HOA. Once reviews are completed, the final draft will go out to homeowners for approval. Sean recognized committee members and thanked them for their hard work. Additional communication regarding the covenant updates is forthcoming to keep the membership informed.

5. Election of Officers (M. Hatcher)

- Election of Vice President Term for 3-year term will be held.

Vice president term expiring. Sean M. agreed to continue serving on the board. Mark asked if anyone else is interested in running for a position on the board and would grant them a few minutes to introduce themselves and speak. Several residents provided comments of support for Sean to remain as vice president. Nominations and motions cast to maintain Sean in his current positions as vice president. All present voted in favor with none opposed.

6. Unfinished Business (M. Hatcher)

- a. Presentation of 2025 Budget options

Mark provided an overview of the budget and balances, and a printout of the 2024 Income and Expenses Summary and 2025 Budget Proposal 2025 was provided to those in attendance (Figure 1). Mark highlighted some notable expenditures to include renewing post office boxes and printing costs for board meetings. Proposed budget changes and dues increases will be discussed under New Business

7. New Business (M. Hatcher)

- b. Discussion of potential to raise the annual dues by up to \$25 per year to allow for dumpsters to be placed annually for spring cleanup, maintenance of signs and snowplowing of mailboxes and meet the cost of Insurance Policy increases.
- c. Any additional new business

Mark Turner has agreed to serve as the DR3 treasurer with some assistant from Doug Gorman for continuity purposes. Mark shared a printout of the proposed annual budget and highlighted various line item amounts to include attorney fees, accountant fees,

signage, and insurance. Mark mentioned it was hard obtaining insurance quotes. At the last board meeting on 7/31/24, the board discussed raising annual dues/fees up to \$50 per year. He mentioned how surprised title companies are to learn that our annual dues have only been \$25 annually when they contact the board to inquire about any delinquent dues or HOA assessments associated with real estate closing proceedings. Mark outlined how the proposed increase to \$50 dollars a year will affect the annual budget and any surplus funds. Mark mentioned specifics of the Spring dumpster to include options and costs and queried if the association would like to offer dumpster services again in 2025. A question was posed if the board could temporarily raise the dues to \$100 annually, then reduce them to \$50 once sufficient reserves are achieved. Additionally, the topic of reserve funds and what an appropriate amount should be was discussed. Mark shared that the board feels comfortable starting with a \$25 per year increase (for a total of \$50 annually) knowing that it could pursue further increases in the future if deemed necessary. Potential additional expenses and how to budget for those expenses was discussed to include paying additional signage and annual meetings. An open discuss transpired discussing the potential merits of raising the dues to \$100 annually and what an appropriate reserve amount should be. Following the discussion, Mark motioned to raise the annual dues to \$50 / year. A second was received and all present voted in favor of the increase with no objections noted.

Annual invoicing was discussed, and the board is changing the billing cycle to match the calendar year. Bills will be sent out in January annually. It was noted that typically only a few homeowners that haven't been paying their dues.

The topic of dumpsters was brought up and discussed again. In particular, the location and period of availability, and compliance with signage stipulating what was allowed to be discarded. Community consensus is that Spring dumpster availability was popular and a big help and most residents are willing to pay extra next year to have dumpster available again.

Speed limit signage specifics and placement were discussed.

A motion to pass the 2025 budget as proposed was made, seconded, and unanimously approved without any objections.

Mark opened the meeting for any 'New Business' items proposed for discussion.

Jennifer Kermode requested the board address overgrown vegetation and downed trees falling onto residents' property with the golf course. The board said it would notify the golf course of the issue.

No further new business items were presented.

2025 Budget (Proposal)

Expense	Cost	Total
Annual Meeting	\$ 600.00	
Copy and Mailing	\$400.00	
Attorney	\$2000.00	
Accountant	\$225.00	
Insurance	\$2200.00	
Spring Clean up Dumpster	\$2000.00	
Sign Installation	\$200.00	
		\$7625.00

Figure1, 2024 Income and Expenses Summary and 2025 Budget Proposal.