

# HOSHI TERRACE HOMEOWNER ASSOCIATION

## MINUTES-HOA ANNUAL MEETING

APRIL 21, 2006

Meeting was called to order at 10:40 A.M.

Present, in person:

Aleta Combs	Unit 29
Curtis Fong	Unit 15
Kim Patterson	Unit 2
Scott Raven	Unit 25
Joe Sherwin	Unit 1
Spencer & Emily Williams	Unit 11
Chuck & Patty Shaw	Unit 13
John Michael Curley	Unit 17

Present, by Proxy:

George Hinoki	Unit 4
William Mar	Unit 30
Barbara Reynolds	Unit 14
Dale J. Truett	Unit 22

Total present in person and by Proxy: 12. A quorum was present.

**MOTION: Made by Scott Raven and seconded by Aleta Combs; that the Association has read and approved the minutes of the April 2, 2005 Meeting Of the Homeowners. Motion passed unanimously.**

Financial records of the Association were passed out to all those present. As of December 31, 2005, the Association had \$33,956.36 in its liquid asset account and \$6,189.25 in its operating account. As of April 19, 2006, the Association had \$34,172.10 in its liquid asset account and \$4,436.36 in its operating account.

Discussion then, centered on Unit 8 and delinquent dues. Unit 8 was delinquent in the amount of \$2,878.07. Unit 8 was sent several requests for payment and delinquency notices; there has been no response. There was agreement that the Homeowners Association protect its interest and perfect a lien then decide how to proceed by the next meeting.

**MOTION: Made by Chuck Shaw and seconded by Scott Raven; that the Association file a lien for delinquent dues against Unit 8 and determine whether the**

**Association should proceed with foreclosure proceedings at the next Board of Director's meeting. Motion passed unanimously.**

Discussion then proceeded to maintenance items facing the Association. During the winter months, especially in December most of the units facing the Lake experienced water leaks. It has been determined by physical inspection that most of the water leaks are the result of old sliders with poor flashing and drain control. In order to stop the water damage, it was determined that the siding must be removed, new sliders installed, new weather guard installed around the sliders, new flashing at the base of the sliders to redirect water away from the building and new caulking must be used to make the sliders water proof. Then the siding needs to be reinstalled. Discussion then centered on the Association obtaining a bid for this work with individual owners paying for the installation of new sliders and the water protection around them.

**MOTION: Made by Scott Raven and seconded by Aleta Combs; Selective to obtain a bid from a licensed Nevada contractor. Once the bid is obtained, all homeowners will receive a thirty (30) day notice with respect to the damage incurred by West facing units or any older window which has caused water damage to a unit, and their respective financial responsibility. A copy of the bid will be posted on the web site. Motion passed unanimously.**

**MOTION: Made by Spencer Williams and seconded by Curtis Fong; that the Board of Directors will review all bids relating to the water damage issue and will decide on a course of action to implement said repairs. Motion passed unanimously.**

**MOTION: Made by Aleta Combs and seconded by Robert Patterson; the Association will post notices in the laundry rooms that hours of operation shall stop at 10:00 P.M. Also the Association is instructing Selective to have all the supply lines checked in the laundry rooms, and replaced if necessary. Motion passed unanimously.**

Other maintenance issues discussed related to the regulation of hot water from the common water heaters and snow removal on the walkway during winter months. The entry way becomes very slippery and needs constant attention. These maintenance items will continue to be discussed at the following Board meeting. The Association will also instruct Richard Hughes, the maintenance man to install a photo cell to control lighting at the building.

Next discussion centered on the ability of Selective to have access to all the units in the building, in the event of an emergency.

**MOTION: Made by Chuck Shaw and seconded by Scott Raven; the Board of Directors directs all homeowners to provide a set of working keys to Selective. Any homeowner who refuses to supply keys will incur locksmith charges. Motion passed unanimously.**

Discussion then moved to the amount of the current dues. The current dues have not been raised for the past ten years. In addition the State of Nevada now requires that Homeowner Associations provide a reserve account with an operating budget anticipating the maintenance life and cost of long term capital assets such roofs. In anticipation of maintenance expenses relating to painting the interior, re-carpet, iron work on the hand

rails, landscaping, lighting and the water damage issues, the Association will revisit the need to raise dues.

**MOTION: Made by Chuck Shaw and seconded by Scott Raven. The Association will raise the monthly dues by ten dollars per unit. One bedroom units will pay \$125/month and two bedroom units will pay \$135/month. Motion passed unanimously. The increased dues amount shall be placed in the State's newly required "Reserve Account".**

**MOTION: Made by Chuck Shaw and seconded by Scott Raven; in exchange for Aleta Combs performing repeated duties on behalf of the Association, such as supervising work, obtaining bids, keeping minutes and being available on site to supplement the management of the building, the Association will waive \$125/month of her dues on Unit 29.**

Next the Association proceeded to the election of the Board of Directors.

**MOTION: Made by Scott Raven and seconded by John Michael Curley; that the Association elect the new slate of Directors:**

**Chuck Shaw            Unit 13**

**Emily Williams        Unit 11**

**Curtis Fong            Unit 15**

**Motion passed unanimously**

**MOTION: Made by Spencer Williams and seconded by Curtis Fong; that the Association appoint the new officers:**

**Chuck Shaw            President**

**Kim Patterson        Vice President**

**Aleta Combs            Secretary/Treasurer**

**MOTION: Made by Aleta Combs and seconded by Spencer Williams; the monthly fee paid to Selective shall be \$360.00. Motion passed unanimously.**

The Association then set the date for the 2007 meeting of the Homeowners. It shall be held on **Friday, April 6, 2007.**

Meeting was adjourned at 12:30