**Harvest Creek Board Meeting Minutes**

**August 15, 2023**

Attendance

Barbara Pastine, President

Mike Roser, Treasurer

Scott Bosse, Secretary

Lindsay Frietas, Saddle Peak Properties

Alanah Griffith, HCOA Attorney

AGENDA

1. Discussion of HCOA Bylaws
* Require 30% of homeowners (162) to make changes, which is virtually possible to attain
* Alanah advised the board to do its best to hit that number when it holds annual meetings and board member elections
1. Addressing complaints/requests from small but vocal group of homeowners
* All complaints/requests about matters already addressed by the board (e.g., old meeting minutes from years ago, etc.) will be referred to Alanah to respond
* All meeting minutes starting at the beginning of 2023 will be posted on the Saddle Peak Properties website for full transparency
1. Expiration of current board member terms
* Mike’s term expires in November 2023
* Barbara’s term expires in November 2024
* Scott’s term expires in November 2025
1. Audit Results
* Holmes & Turner is still working on the audit
* Barbara will check on status of audit and report back to board with anticipated completion date, which will likely be in September
* Audit results will be presented at the annual meeting in November
1. Missing boulevard tree inventory
* Scott completed inventory this week and found 98 missing boulevard trees.
* Board discussed the idea of offering $150 tree vouchers to Harvest Creek homeowners next spring, with a maximum number of 50 vouchers, which would cost $7,500. That would match the $150 tree vouchers that the city offers residents.
1. Fines for unkept properties
* Notices and/or fines will be sent to the following properties:
* 3173 Annie
* 3242 Farmall
* 802 Hunters Way
* 2705 Snapdragon
1. Annual meeting tentatively set for November 1 at the C’mon Inn