

Moonbeam Homeowners Association

Annual Meeting Minutes

August 2, 2017

The meeting was called to order by Beverly Fransen, President of the Homeowners' Association at 6:00 pm.

A quorum was established with 8 households present and 4 proxies for a total of 12 homes represented.

Board members present included: Beverly Fransen (President) and Rubin Miles (Treasurer). Absent was Mary Benzing (Member), and Lynn Wright (Member).

Also in attendance was Lashae Hernandez, representative for Development Services Inc.

Business:

Beverly Fransen talked about the irrigation pump and the 20 lbs. of tree roots that were found in the system. Bev discussed the irrigation rotation system since questions always seem to arise. She mentioned that the developers put in the rotation system and there are three houses outside the subdivision that have to water between 2-8:30 p.m. Discussion was made regarding water pressure and if there have been any issues. Homeowners said it only seemed to be an issue at the beginning of the year. Bev said that the water is on around 9:00 a.m. Monday until 9:00 a.m. Saturday. There is no watering on the weekends since the ditch rider does not work on Sunday. Timers are run in cycles of 10 minutes each between 9:00 a.m.-4:30 p.m. and then again between 5:00 p.m.-1:15 a.m.

Rubin Miles read the 2016 annual meeting minutes and they were approved as written. Financials for 2016 were provided in the annual meeting packet as well as the 2017 budget.

Old Business-

Bev asked homeowner's living along the canal if the falling rock situation had improved, but no improvement has taken place. Bev said she couldn't get any response from the canal company.

New Business-

Bev asked if there were any concerns regarding the subdivision. She mentioned that there is going to be another entrance for the new subdivision which may slow down traffic going in and out of Moonbeam. The new subdivision will be separate from Moonbeam HOA since they have different irrigation companies. A question was brought up whether the rotation times could be changed. Bev suggested that someone talk to Tony the ditch rider and see if he would be willing to come turn the water on at a different time so the water can come on before he goes

home (around 2 or 3 p.m.) instead of getting it early in the morning. She mentioned that maybe the rotation could start at 4:00 p.m., but it would be up to the water master at New York Canal and the ditch rider (Tony).

The process for the water is to submit a request slip which can be requested up to 4 weeks in advance. The cards are dropped off in a designated drop box where the ditch rider picks them up every morning. The ditch rider then goes to the water master with each request where it is approved and allotted. If there is too much water, Tony has to be called to come adjust it.

Lack of CC&R enforcement was brought up and the idea that the CC&R's need to be rewritten. Examples of violations mentioned included street parking, dumpsters being left out in public view, rentals, and satellite dishes. A question was brought up on how to enforce the CC&R's and also the houses that are rentals. Lashae stated that noise reports, speeding, and parking issues over 72 hours could be reported to the police. Other reports such as lawn care or other CC&R violations can be made to DSI and letters can then be sent to the homeowners. Formation of a CC&R committee was recommended to rewrite the CC&R's which would then require a 2/3 approval to pass. Bev asked for volunteers and someone to chair the CC&R committee. Rubin Miles and Sheannah Flores agreed to be on the committee and it was recommended by Beverley Fransen that all officers be on the committee to rewrite the bylaws.

Nominations and election of officers were taken from the floor which resulted in:

President – Scott Rizvi was nominated by Rubin Miles, Tyler Johnson 2nd
Vice President – Tyler Johnson was nominated by Rubin Miles, all in favor
Treasurer – Rubin Miles agreed to remain on the board
Member- Beverly Fransen agreed to remain on the board
Member- Mary Benzing remaining on the board

The meeting adjourned at 7:10 pm.

Respectfully Submitted:
Lashae Hernandez, Association Manager