

Jordan Square Association Minutes

Board Meeting – Tuesday March 7, 2023

The meeting was called to Order at 6 p. m.

Present: Doug Reed, Amanda Leach, Kassidy Hansen, Jake Jacobs, Robert DeLancey, Jannett Chavez, Jacque Buchanan

Financial Report – We reviewed financial documents which we receive from Steve Gulling each month. Our large balance in savings is due to the \$361k received from our insurance company to cover part of replacing roofing from hail damage last summer.

Minutes from previous meeting - They are not yet available, so will be by the next meeting scheduled for April 4.

Old Business

Spring grounds inspections - Jannett has an inspection document in a computer program which can be used for grounds inspections. This will simplify documentation and create consistency of what to look for from unit to unit. Spring inspection dates have not yet been determined. We will discuss again at the next meeting.

Welcome package – Amanda – We were able to view the packet Steve distributes to new buyers and overall feel it is sufficient to welcome new people to our community.

Updated Rules and Regulations with added Violations of Rules each board member will read, make any suggestions for corrections, and we will vote on these changes at our next meeting. We will also review the Rules and Regulations for Rentals which is on our Gulling Property Management webpage. It was suggested that those be added in with the Rules and Regs for homeowners.

Status of roofing – We received a check for \$361,198.28 for damage from the hail storm. There will be an assessment to each unit to cover the remaining balance. \$500-\$1000 possibly. (TBD) Each homeowner should check their personal insurance policy to see if there is disaster damage clause which will pay for their individual assessed charge for the roof replacement.

There are ongoing violations regarding parking in visitor spaces. It was suggested that an additional notice informing parkers “Temporay Parking Only”, be posted. Discussed and arrived at continue to report violations to management, who in turn can issue a warning. We can suggest towing if felt necessary because of extended time leaving vehicles in the spots. Fines for violations can be administered, by management, as necessary for non compliancy.

Also visitor signs in the single spaces toward the front units keep getting backed into and bent. It was mentioned that this generally happens when someone with a large pickup backs in. It was suggested that the signs be posted about 4 feet back from the curb, so this doesn’t continue to happen.

Ongoing dog violations continue to occur. Dogs are let out to run without leashes, and dog poop not getting cleaned up. We discussed and arrived at continue to photo or video these occurrences of non-compliance, and send to management. A warning can be issued, then a fine if the occupant is non-compliant.

It was mentioned that people off the street are still dumping their garbage in our dumpsters. It was suggested that signs be posted "24/7 Camera Surveillance", on the dumpsters to try to deter dumping.

New Business

Steve requested an April 4 meeting, to bring the roofers in, to discuss getting the roofing done. Please come with any questions you have.

#150 unit was sold today at a Sheriff's Auction for \$104k. \$82k will go to the bank, some to law offices, some possibly for medical bills, other outstanding bills. We are hoping to recover some of the outstanding delinquent HOA dues from that unit.

Another unit which had significant outstanding delinquent HOA dues, paid in full today,

Outstanding HOA balances for other units have been examined and the owners are contacted with warning/s as necessary. The violations may proceed to collections in some cases.

There are moles invading the hillsides around the complex. Can traps be set? Management will be informed.

Can parking lines all around the complex be reassessed? There are uneven spaces. In some cases the spaces next to the garage are smaller, creating more limitation for those cars to get in and out of their vehicles. Could they be allowed a few more inches than the center spaces get, if the entire space allows? Also the red fire lane curbs need to be repainted.

Adjourned 7:20 p.m.