**Call to Order**

The annual meeting of The Park at Trowbridge Homeowners Association, Inc. was called to order at 7:30 PM on Tuesday, June 23, 2020 in-person in the north cul-de-sac of Fieldsborn Court and via phone on Zoom.

**Roll Call**

## Board Member Attendance

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Atlee Wampler, President |  | Amy Newbold, Secretary | X | Nancy Boswinkle, At Large | X |
| Travis Tolar, Treasurer |  | Steve McMillan, Vice President |  |  |  |

## Household Attendance

Eleven of twenty-four households were represented in person.

**Community Project Discussion**

## Spalding/Trowbridge Turn Lane & Road Widening

* According the signage, we expect the work to be complete around January 2021.
* The city has circumvented the HOA. We have tried to reach out several times and received minimal information or no reply. We have not received details on the construction plan, how much of our community property may be impacted, or been engaged in any discussion of financial compensation.
* The only information that the HOA has received was that which we solicited from homeowners, summarized as follows. Select homeowners were paid a lump sum for land or easement, but not given a breakdown of the line items covered. Fences have been damaged or taken down with no communication. Land that has been “rented” for easement has been cleared of trees, without notifying the owners of intent.
* Our main concern is maintaining a consistent fence and greenery around our property with no one being shortchanged – the HOA or homeowners. The fence has greatly reduced the number of strangers walking through the neighborhood, reduced the litter left by walkers/drivers, and provided sound buffering and privacy.
	+ During early communications, it is our understanding that the city communicated individually with homeowners regarding temporarily moving fences. One homeowner was able to get us in contact with the project manager who told us that they had orders to destroy the fence. We have seen two portions down so far and damage to others. We have pushed back on that and are awaiting followup.
	+ Once we have a handle on how much will be removed/damaged, we will need to coordinate with homeowners to ensure that we have a consistent aesthetic and that the cost is distributed fairly. In order to do so, we are asking all homeowners on the perimeter to disclose any communications and agreements that you have made with the city.
	+ The HOA will review the fence ownership and draft a notice to the city.

## **Treasurer’s Report**

* All 2019 dues have been paid.
* We realized savings in water expenses due to repairs that we made last year for irrigation.
* We have five trees that have come down this year around our perimeter and anticipate more. They were planted at the same time and are at the end of their expected lifecycle. One estimate to remove and replace them was ~$5K-$6K, so this is not a small expense at scale. We are delaying any decision or action until we are closer to planting season and understand the impact of the city’s work. Ie. They may remove some trees in the course of their work. We’d rather those be the old dying ones than the fresh new ones.
* We continued to run within budget and continue to grow our reserves, in keeping with our goal to keep one year of expenses in reserve. Because we have been able to stay on top of it, we anticipate being able to handle the future tree and fencing expenses without increases to dues or assessments.
* Given the challenges of Covid 19, we’ve delayed invoices for several months. However, we need to collect soon to prepare for expenses that will be coming soon.

## **Housekeeping**

* Rental Homes: We have two rentals, which is down from three in previous years.
* Social Committee: We had a social committee in the past and would like to revive that, but need a leader.
* Neighborhood Watch:
	+ Atlee monitors the south side and Johnathan Deutsch monitors the north side.
	+ We have no reports of any incidents in the last year.
	+ We’ve observed more wild life encroaching than ever before, with regular sightings of deer, coyotes and large birds. We do not have concerns about safety with their current behavior, but advise caution.
* Spalding Woods Pool: Efforts to rezone the property for residential use failed, so some pool owners are trying to market the property for nonprofit or school recreational use. We briefly tossed around the possibility of jointly buying the property with another adjacent community as an amenity and addition to property value. The property includes a cell tower whose revenue defrays maintenance cost. We will gauge interest and feasibility and bring it to the homeowners if it’s a viable idea. Either way, the ~11 acres of greenspace will be preserved.
* Online Presence: The HOA does not consistently receive information on the closing or rental of homes, so we often have issues keeping in contact with the full community. We have a Facebook page, which can be confused with a larger Park at Trowbridge Senior Living Community – ours has our sign as the cover. Our website needs to be revamped. We will discuss ways to get the word out and invite suggestions.
* Board Status: Jonathan Deutsch had to step down from the board due to business travel needs. Atlee has assumed the Presidency. Nancy is filling the At Large position that Atlee held. We welcome anyone who’d like to join! No prior experience is necessary and we’re very flexible.

## **Action Items**

## Everyone

* If you see anything **damaged or of interest around the road construction**, please take pictures and send a description to theparkattrowbridgehoa@gmail.com so that we have evidence, should we need to address it with the project manager or city officials.
* If you own a **home on the perimeter of the property**, please email theparkattrowbridgehoa@gmail.com with any communications that you have had to support whether your fence is planned to be temporarily moved or permanently removed and any compensation you received related to it.
* Email theparkattrowbridgehoa@gmail.com if you are interested in **joining the HOA board or leading a social** committee/event.
* Continue **leashing pets and supervising small children**, given the increase in wildlife activity.

## Board

* Send out HOA dues invoices.
* Contact our City Council contact regarding the fencing situation. Draft a notice to the city with our position.
* Brainstorm ideas to connect our community. Ex. door hangers/welcome cards/packages with HOA contact info, Facebook page, Next Door, website, etc.
* Contact adjacent townhome communities regarding potential interest in Spalding Woods as a neighborhood amenity.

**Adjournment**

* Meeting was adjourned at 8:00 pm.