

Agenda SPHOA board meeting

April 15, 2025

Present: Arlene (by phone), Josh, John, Nancy, Bob. Absent: Mike, Steve

Guests: Kathleen Kaynor, Matt Dehr, Bruce Logan

Location: Josh's home at 7:00 PM.

President's Report: Arlene expressed thanks to those working with Commissioner Clouse to resolve lot 130 issues.

Secretary Report: March BOD meeting minutes approved.

Treasurer Report:

- March Treasurer Report reviewed and approved. See attached copy.
- 2025 Annual Dues update. 137/138 lots paid 2025 Annual Dues with lot 130 still outstanding.
- John expressed appreciation for SPHA homeowners: 137 of 138 lots paid Annual Dues in both 2024 and 2025.

Website: No new issues.

Old Business: Update for Lot 130:

- We discussed response to Commissioner Clouse's questions:
Does the HOA have an enforcement policy outlining how to handle delinquent payments? Does the HOA have any authority internally? Could they send an official letter to county management and the Board of County Commissioners signed by all HOA members with specific requests they'd like the county to address?
 - BOD discussion and response:
 - a) We have sent multiple letters to the owner requesting payment for 2024 and 2025 unpaid Annual Dues.
 - b) Arlene initiated contact with county officials.
 - c) BOD is considering putting a lien on Lot 130. Josh will investigate details.
 - BOD response:
 - 1) Josh will draft a letter responding to Clouse questions:
 - 2) John will draft an addendum detailing Lot 130 violations TC Building Code Chapter 14.21.
 - 3) BOD will review the letter and addendum prior to sending. Target date for mailing/emailing is April 23, 2025.
 - 4) Nancy will notify C. Clouse this week that SPHA is responding to her questions.
 - 5) Nancy will find out details of time of meeting and will request that we will be put on the agenda for the May 1 2025 TC Commissioner meeting.
 - 6) Josh and Matt will attend the meeting on behalf of SPHA.
- A nearby homeowner has been doing some yard maintenance on the lot 130 property. John will reach out to homeowner and discuss the need to avoid maintaining the property per TC request.
- Alter Tract for Lot 122: BOD approved alter tract. Josh will sign. John will submit to the homeowner.

New Business: Request from Bruce Logan, Lot 100, to remove a greenbelt tree adjacent to his property. He believes the tree is a threat to his property. There was extended discussion:

- WFC has not identified this tree as requiring action in 3 GB Assessments: 2020, 2021 and 2023. John referred Bruce to Assessment Report copies available on SPHA website.
- Bob got an approximate \$10000 bid from PNWTL to remove tree. Bruce agrees to get 3 bids on the tree removal.
- John and Nancy noted that according to our 2025 budget, the \$10,000 cost exceeds our budgeted amount for contingencies for the rest of the year
- Arlene and Josh think that while the cost of the removal of this tree is beyond the budgeted amount, we can go into our reserve and do have the funds.

- Arlene mentioned that the board will take measures to resolve the issues regarding Bruce's request. In her opinion this is a dissent to the comment that the HOA doesn't have the funds.
- Mr. Logan stated that his concern is for the potential for the tree to damage his property and not the cost to the HO Association. He believes other trees have been removed that were less dangerous than the tree adjacent to his property. He believes the board is more concerned with cost than safety of his property.

Next Meeting: May 13 at 7:00 pm at Josh's home.

Date Prepared: April 10, 2025.

SPHA TREASURER's REPORT March 1-31, 2025

by John Sladek

LIQUID ASSETS SUMMARY:

Previous EOM:		Current EOM:	
Savings:	\$ 2,997	Credits:	\$ 0
		Debits:	\$ -
		Total Savings:	\$ 2,997
Checking:	\$ 11,659	Credits:	\$ 660
			\$ 603
		Debits:	\$ (185)
			\$ (150)
			\$ (530)
		Total Checking:	\$ 12,057
			\$ 15,054
11 Mo. CD:	\$ 6,070	Deposits:	\$ -
4% APR		Credits:	\$ 20
(Matures 10/13/2024)			\$ 6,090
		Total CD:	\$ 6,090
SUM:	\$ 20,726		\$ 21,144

NOTES:

Savings Interest.			
YTD Savings Int:	\$	0	
2025 AD by Check/Cash.			
2025 AD by PayPal.			
Check No. 2606: Reimburse Bob McNally for GB Cleanup.			
Lot 148 Returned Check.			
PSE.			
Interest.			
YTD CD Int.:	\$	59	
YTD Total Int:	\$	59	

BUDGET/EXPENDITURE SUMMARY:

Line Item	2025 Budget	Expenditures			Ratios:	
		YTD Previous EOM Total	Current Month Expense	YTD Current EOM Total	YTD/Budget	YTD/TLA
Utilities	\$ 6,400	\$ 1,010	\$ 530	\$ 1,541	0.24	0.07
Insurance	\$ 1,600	\$ -	\$ -	\$ -	0.00	0.00
License/Taxes	\$ 80	\$ -	\$ -	\$ -	0.00	0.00
Website	\$ 60	\$ -	\$ -	\$ -	0.00	0.00
Mailings	\$ 320	\$ -	\$ -	\$ -	0.00	0.00
Admin/Mtg Rooms	\$ 40	\$ -	\$ -	\$ -	0.00	0.00
SUM: Core Budget	\$ 8,500	\$ 1,010	\$ 530	\$ 1,541	0.18	0.07
Contingencies	\$ 12,000	\$ 6,600	\$ 185	\$ 6,785	0.57	0.32
SUM:	\$ 20,500	\$ 7,610	\$ 715	\$ 8,326	0.41	0.39

NOTES:

- 1) Current month reconciliation completed by date of this report.
- 2) 2024 Annual Dues: Total paid by date of this report: \$ 20,629 (137 Lots.)
- 3) 2024 Annual Dues: Unpaid lots at date of this report: (1 lot) Lot 130.
- 4) 2025 Annual Dues: Previous Balance: \$ 19,015 (Per TSCU Bank Statements.)
- 5) 2025 Annual Dues: Current month payments: \$ 1,113 (Per TSCU Bank Statements.)
- 6) 2025 Annual Dues: Additional paid by date of this report: \$ 300 (Per JRS Receipt Records.)
- 7) 2025 Annual Dues: Total paid by date of this report: \$ 20,428 (136 Lots PIF.) Note: Lot 134 prepaid 2025 AD's in 2023.
- 8) 2025 Annual Dues: Unpaid lots at date of this report: (1 Lot) Lot 130.
- 9) 137 of 138 Lots have paid both 2024 and 2025 Annual Dues by date of this report.

