**Lakeridge HOA Annual Meeting Minutes August 23, 2014**

Meeting called to order by Evelyn Johnson at 8:15am

1. Complex Common Area Needs
	1. Bug infestation - Buffos spray didn’t take care of the Box Elder bugs. Hired landscaper to come and trim the trees and spray for the bugs (box elder bugs and wasps). Hopefully this will resolve the issue. We need feedback from the units over the next week if this hasn’t been resolved.
	2. Breezeways have been sprayed and stains have been removed. Most of these stains come from garbage bags left in the breezeway.
	3. Many weeds in the grass and along the east wall. Weeds have been coordinated with Devin. We need to follow up with him to make sure this gets done.
	4. Birds under the car ports. We should spray foam under the car ports to prevent the birds from nesting.
	5. Ventana is not interested in sharing their facilities with the residents of our complex.
	6. We need to count the number of visitor stalls that are being restricted. There should not be more than 10 restricted visitor stalls. We should interview towing companies and require them to post the TOTAL fee for towing.
2. Review of financials
	1. Reviewed 2013 P&L
	2. Compared 2013 P&L to 2014 P&L
	3. Compared 2013 Balance Sheet to 2014 Balance Sheet
	4. Reviewed 2014 budget
	5. Proposed a fee increase and passed a motion. The reasons for this increase are the following:
3. Buffer ongoing inflation. Fees have not been increased in over 4 years.
4. The FHA requires Home Owner Associations to set aside 10% of ALL revenues in a reserve account. Without FHA certification, it’s extremely difficult to obtain financing when selling a unit or refinancing.

1. Open discussion to unit owners
	1. Election of new board member
	2. Mark Morgan was elected to the boardd

Motion

Motion by Jared Christensen to raise the monthly HOA fees to $135 beginning October 1, 2014. Seconded and carried out without dissent.

Motion by Evelyn to elect Mark Morgan to the board as the treasurer. Seconded and carried out without dissent.

Action Items

1. Noisy units in the crooked building and on the upper floor of the south building (above 1540).
2. Meet with towing companies and consider switching to one with a lower rate. Also consider suspending towing during turnover times between semesters.
3. Snow removal shouldn’t be put into a stall. We need to review snow removal efforts to ensure each area is being removed. Use a shovel at the entrance.
4. Handrails need to be repaired.
5. Stairways need to be recoated and repaired because of the rust.
6. Consider installing bike rack.

Meeting closed by Jared Christensen at 10:15am

Minutes recorded by Jared Christensen