

**FINNEY
CROSSING**

**HOMEOWNER'S
ASSOCIATION**

**Finney Crossing Residential Master Association
Board of Directors Meeting Minutes**

April 25, 2019

Attendance:

FCRMA Board of Directors: G. Miller, Tanya Toth, Pam Cowan, Chris Motter and John Borch

Lake Point Property Management (LPPM): Corey Hayes

Finney Crossing owners:

Bob & Lori Pietropaoli	259 Zephyr Road	Bob White	92 Maidstone Lane
Bob McMahan	369 Zephyr Road	Bruce & Julie Walbridge	41 Halfmoon Lane
Paul Toth	414 Zephyr Road	Dot Fisk	27 Kettlepond #3
Dan & Mary Brooks	570 Zephyr Road	Gail Babinger	27 Kettlepond #9
William Hoy	93 Dunmore Lane	David & Marie Shanks	399 Zephyr Road
Patti Wakeham	127 Holland Lane #5	Jodie & Matt Miller	560 Zephyr Road
Joan & Carl Strandberg	155 Holland Lane #3	Gabriella Kaes	101 Maidstone Ln.
Holly Fenster	155 Holland Lane #6	Elliott Benay & Janice Murakami	65 Halfmoon Lane

Meeting called to order at 6:33 pm. G. Miller opened the meeting for comments and questions from the neighborhood relating to any non-agenda items. None were raised.

Meeting Minutes – March 28, 2019 meeting: P. Cowan made a motion to accept the minutes as presented. Motion seconded by C. Motter. Minutes approved by a vote of 5-0.

Concrete and siding issues: Report from Corey Hayes at LPPM regarding the property review with Snyder Homes. Tour has been completed with every home in the neighborhood being reviewed exteriorly with photographs taken (over 2,000 photos) and notes made as to issues relating to siding, trim, concrete or asphalt, as well as A/C units. LPPM provided a full report to the Board of the issues noted for every property, as well as the severity of the issues rated on a scale of 1 (minor) to 3 (major). A copy of the report is attached to these minutes. Of the 152 units in the neighborhood that were inspected 35% have issues relating to siding, 65% have issues relating to concrete, 15% have issues relating to trim and 20% have issues relating to the infrastructure underlying A/C units. All told, **94%** of the homes in the neighborhood appear to be affected by at least one of the issues noted in the inspection report. The Board and LPPM are working through a process of determining what is HOA responsibility versus homeowner responsibility. The Board will also be working with legal counsel to help in that determination. Work with Snyder on determining a plan going forward for completing repairs is ongoing. LPPM is expecting to have an action plan in place by the end of May with the goal of having all work completed by the end of August. **Action Item → Lake Point to reach out to Appletree Bay**

to obtain all information relating to siding installation and warranty information/claims which were to be processed, to the extent that information was not included in the records that came to LPPM during transition.

Updates on Lake Point Action Items from 3/28/19 meeting:

- **Tree Planting:** LPPM to check with Snyder on schedule for planting of additional trees that were not able to be planted in the fall (areas flagged but no plantings)
- **Deck cleaning/staining:** LPPM is getting estimates for the cleaning/staining. Unable to get the same company that did the work in 2018 as they are completely booked out for 2019. Action Item → LPPM will update neighborhood when estimates are received, and times scheduled to complete work.
- **Dryer Vent Cleanings:** LPPM has scheduled dryer vent cleanings. There was discussion regarding the insurance requirements for frequency of cleanings. Some homeowners had their vents cleaned 2018 so may not be due for cleanings this year. Action Item → LPPM to check with insurance company to determine how frequently vents need to be cleaned and will create a yearly schedule for cleaning based on those requirements. LPPM to also circulate schedule of homes due for vent cleaning in 2019 based on frequency required by insurance company and prior cleanings as not all homes are due for cleanings this year.
- **Capital Reserve Study:** LPPM presented the Board with two estimates for the capital reserve study. A third estimate came in immediately prior to the board meeting and will be forwarded to the Board following the meeting. The Board determined that a sub-committee of the larger Board should be formed to choose the final vendor for the capital reserve study. The Board voted 5-0 to create a Capital Reserve Study committee, members of which will be G. Miller, John Borch and Chris Motter, to review the three proposals and choose the vendor to complete the study. Action Item → Capital Reserve Study Committee to choose vendor.

Updates to Board Action Items from 3/28/19 meeting:

- **Minute Book/ Document review:** Tanya Toth reported that the review of the minutes of the developer- controlled board, to build a minute book, has been completed and there are a number of holes in the information. Likely not worth the time and effort to completely reconstruct the minutes. It was noted that there are a few policies that were located, but without certainty as to whether or not the policies were properly adopted. Recommendation: If there are policies that appear to be in effect that the Board is unable to determine were properly adopted, those policies should be reviewed and incorporated into any additional policies and/or rules and regulations that the Board prepares for adoption.
- **Design Review Committee:** A further discussion of current draft of policies and procedures was deferred until next meeting. Action Item → G. Miller to complete review and make recommendations to the Board.
- **Snyder use of clubhouse:** Chris Snyder has presented a request to the Board for consideration regarding the continued use of the Clubhouse through 2020. The Board would like additional information from Snyder on the plan for the turnover of the Clubhouse and the rest of the common elements and open space before making a determination. G. Miller talked to Patrick Kennedy and Snyder would like to continue to utilize the clubhouse for its selection processes for other developments (Creeks Edge/Kwiniska). The Board discussed creating a sub-committee of the larger Board to coordinate developer relations and work on the turnover of the common areas and clubhouse. Action Item → Developer Relations Committee of Tanya

Toth, Pam Cowan and Chris Motter will take the lead in working to determine the scope of the continued use of the clubhouse and work through other developer issues.

- **Standard Reporting from LPPM:** Pam reminded Corey that the Board has previously requested financial reporting on a monthly basis and that the last set of financials that was received was from February. The Board has received a monthly delinquency report, but needs additional financial information in order to put together a comprehensive budget analysis (budget is presented monthly as 1/12th of the annual budget which isn't completely accurate when the number of homes is changing as new homes are completed). Action Item ➔ Pam Cowan to prepare an outline of standard reports to be prepared monthly by LPPM and send to LPPM.
- **Attorney representation:** The Board adjourned to executive session at 7:55 to discuss the attorney selection.

G. Miller reconvened the regular board meeting at 8:33 p.m.

Pam Cowan made a motion to hire Murphy Sullivan Kronk (MSK) to represent the Association and to advise the Board on issues regarding the community, its rules, regulations, policies and other matters as the Board finds appropriate. Chris Motter seconded. The motion passed 4-0 with one (T. Toth) abstaining. Action Item ➔ Tanya to reach out to MSK and obtain any documents required to formalize engagement and set up a time for an initial meeting with the other members of the Developer Relations sub-committee and MSK to discuss next steps.

G. Miller closed the meeting at 8:45 p.m.