

ASSOCIATION MEETING MINUTES FOR ANNUAL TAILWIND HOMEOWNERS ASSOCIATION

I. MEETING DETAILS

Date: 10/17/2023

Time: 6:15 pm 6:30 pm

Location: Poncha Town Hall Poncha Town Hall

II. ATTENDEES

President: Chris Courtney

Vice President: Nile Ackerman

Treasurer: Ron Fore

Secretary: Debbie Coats

Community Liaison: Lucy Bloesser

III. CALL TO ORDER:

Welcome- Brent Sites..... Introduction of HOA Board Members. (Ron Fore absent)

Previous Meeting Minutes- No Previous Meeting Minutes No Items to discuss

Current Meeting Agenda- Brent Sites went over the meeting Agenda

1. NEW BUSINESS

A. Previous year expenses and income, bank balance

Budget for 2023 to Date: Income (Dues pd)-\$7,133 Should be \$7,700 if all pd

Expenses-

Insurance \$1,401

Professional fees \$300

Property Mgt fees including software \$2,000

Property Taxes \$118.80

Total expenses \$3,819.80

Net income 3,313.59 plus \$577 when all dues pd

Current expenses plus contracting for snow removal in alleys and weed control-\$1,200 per month x12=\$14,400 per year

Money in reserve 9,362.46

Monthly expenses to date \$424.33

Current Annual Dues:

Townhouse \$50

Single family homes \$100

Commercial (x4) \$200

Apartment lots (x2) \$400

Proposed dues for 2024. The HOA proposes 2024 dues increase for the primary reason to improve on the appearance and functionality of the community. Weed and snow removal being at the top of the list but also trash cleanup and revegetation of HOA properties. Annual maintenance of alleys such as grading and potentially adding materials. Also, the board feels it is prudent to build up a reserve as this is important to help with any unforeseen expenses.

- a. trash/bear issue
- b. hiring for snow removal in alleys and weed management alleys and other HOA owned property
 - c. unpaid dues for this year-please pay
 - d. getting everyone on board for email communication

2. OPEN DISCUSSION

- 1. JD Longwell would like to present options to run for Poncha Trustee as there are going to be multiple openings
- 2. Other discussion topics

Comments/Q & A took place while the agenda was discussed.

- IV. **OLD BUSINESS.....***No items to discuss. This is the 1st annual HOA meeting for Tailwind Village HOA*
- V. **NEW BUSINESS.....***First Meeting...HOA agenda items were discussed (above)*
- VI. **OPEN COMMENT**
 - **Discussion about the Tailwind group appointing board members.....** *HOA covenants, section 2.2 states that the board members may be appointed by the developers (declarant). In some situations a for profit company is hired to take over the HOA management. The Tailwind Group felt that the responsibilities of the Tailwind HOA did not require hiring a management company or the cost associated with it. Future HOA meetings discussion from community residents can take place relative to electing & voting on board members can be an agenda item.*
 - **VRBO Owner Communication.....***as a reminder to our VRBO Owners, please limit vehicles for guests, guests parking commercial trucks, trash containers/bear problem, snow removal on sidewalks of property, weed removal/maintenance on property*
 - **Bear and Trash.....***avoid leaving trash containers out. There is an active bear in the area and frequents the neighborhood targeting trash cans. Trash is typically picked up after 8:30, if possible please take your trash out the night before or the morning of pick up. The bear has been seen at night so the morning of is suggestion.*

- **Street Parking**.....the HOA does not have control over street parking. Street parking concerns are managed by the Town of Poncha Springs. Any overflow parking should be directed to around the park area or behind townhouses.
- **Columbine Alley**.....discussion was held about the possibility of the Town of Poncha plowing that alley. Nick discussed parking in the alley. Suggestion is to park next to your garage vs. in the alley. This can effect any potential plowing of the alley moving forward.
- **Email Communication**....Property owners should keep a current email on the HOA directory. Tailwind Village HOA will begin using email communication from the tailwindvillagehoa@gmail.com email address
- **JD Longwell**.....Current Poncha Board Member will end his 8 year service on the Poncha Town Board. He informed the group that 3 positions for town trustee will be available & an opening for mayor. Mr Longwell mentioned it would be beneficial for there to be a resident from the Tailwind community on the board.
- **Snow Bid/General Maintenance questions**.....Cory Townsend Spoke about snow removal contracts, weed removal, and general landscaping maintenance. Board has collected one bid and has sought another to make a prudent decision.
- **All Property Owners**..... Responsible for clearing snow from sidewalks. Weeds in front of property and back of property on the property owners responsibility. Rocks between sidewalk and curb as well as the front yard are the homeowners responsibility.
- **Katie Davis**....spoke about community library in front of her house. All are welcome to take a book and leave a book.
- **JD Longwell**....spoke about additional public park improvements that might be made by the city.
- **Information about how to vote for proposed dues increase**.....will go out via email with the annual meeting minutes

VII. ADJOURNMENT

Tailwind Village HOA meeting adjourned at 7:10.