



North Bench Farms Homeowners Association

BOARD MEETING – Minutes

Monday, November 9, 2020 6pm

Call to Order

The meeting was called to order at 6:05pm, via online meeting. Present were Tim Ross, Rob Stowell, Mattias Alvarez, and David Hansen. Two owners were also present at the meeting , as well as Tim Jones of Bridge Street Property Management.

Approval of the last Board Meeting Minutes

David moved to approve the minutes from the October 5, 2020 board meeting. Rob seconded the motion. With all in favor the motion carried.

Owner Comment Period

Clayton Elbert requested an exception to the violation letter he received regarding garbage cans in the front of 807 Saddle Drive, due to his disability. The board agreed to this exception.

ACC Committee Updates

Committee agreed to visit 892 Celebration Loop regarding a new shed on the property. The homeowners did begin the approval process for the shed but the information was not distributed to the ACC.

Rules and Regulations

No follow-up walkthrough has been conducted since violation letters were sent in September. Rob and Matias will conduct the next walkthrough.

A reminder will be issued about removal of political signs after the topic is investigated further.

Financial Review

Homeowners will be notified of the dues increase in a letter to the membership. Aging Summary to be discussed in Executive Session, after conclusion of public board meeting.

Update Officer Positions

David has indicated he does not wish to hold the Treasurer position. The board agreed to defer this topic until the next session.

New Business

Krystal Nielsen expressed interest in a position on the board. Qualifications were outlined.

Executive Session

The board determined that Krystal Nielsen does not qualify for a board position because her account is in arrears for HOA dues.

Aging Summary

Previous board policy for dues collection included all accounts one year overdue be turned over to collections. 3 homes already meet that criteria, but action has been taken by BSPM. With about 9 other homes close to that criteria, the board felt it important to update that policy.

A motion was made by Tim Ross to update the collections policy such that anyone that has reached the point of being \$250 overdue, their account will be turned over to collections after being given a final, 15-day notice. The motion was seconded by David Hansen. With all in favor, the motion carried. The board will review further the collections proposal from Smith/Knowles and look into other attorney options.

The meeting was adjourned at 7:30pm

These minutes will remain in draft form until approved at the next board meeting.