

# Annual Meeting

## Trutina

### Minutes

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May 15, 2018

Call to order:5:01

Homes represented:16

Jim Frank-Greenstone

Gil Pierce-HOA Manager RPM

Tisha Goodman-HOA

Dori Ramsey-Note Taker-RPM

#### **2017 Budget:**

##### *Main*

- Income-30,465.00
- Expenses-81,285.38
- Net Cash Flow-14,545.36

#### **2018 Projected Budget**

- Projected Income-69,660.00
- Projected Expenses-155,240.67
- Projected Net Cash Flow—85,580.87

#### **2017 Budget:**

##### *Residential*

- Income-24,524.96
- Expenses-6,002.45
- Net Cash Flow-20,542.51

#### 2018 Projected Budget

- Projected Income-51,840.00
- Projected Expenses -37,994.90
- Projected Net Cash Flow-16,725.10

## 2017 Budget

### *Apartments*

- Income-26,400.00
- Expenses-9,397.13
- Net Cash Flow-14,242.87

### 2018 Projected Budget

- Projected Income-44,640.00
- Projected Expenses-30,962.60
- Projected Net Cash Flow-13,677.40

### Community Updates:

- Jim Frank-Updating the community on the projections of the community. Greenstone has control over the HOA board until the community is turned over to the homeowners. The community is currently running a deficit until the community is built out, the defecate is very normal in a newly built community. Single family as well as multi family will continue to be built within the community New multifamily building will primarily be 2 bedroom units. Lower price point homes will be built to accommodate lower economic buyers. Perennial flower garden to be added to garden area, within the next week landscapers will be out to plant the flowers. Garden boxes will be planted with veggies for the community to enjoy as well as fruit trees. Additional garden plots are going to be added throughout the community. Construction traffic is to use Indiana and not the main entrance. Town center to be started 2019, restaurants, offices GS has had a lot of interest in filling space. Indiana will be gated but not for Homeowner use, only emergency vehicle use.

### Questions/Concerns:

- Homeowners are to notify RPM staff is there is any issues with construction using the main gate. Homeowner (Jen Ballentyne) is getting poor customer service with GS, Jim will check into what the issues are and why there is a delay in getting a response. RPM is responsible for maintaining lawn.
- Construction workers are driving too fast going down Wellington, HO asks if a speed sign can be added.
- When will the assoc be turned over to the homeowners, this will be a gradual process to be started when the community is nearing half buildout.
- At maturity what will the association fees be? Will they increase significantly? This would be dependent on inflation and services that ho want.
- Centennial Trail connection, will there be a barrier? No a fence will not be used to close in the community; there may be some places where fencing will be added to distinguish the trail from the community.
- How long until the Centennial trail connection will happen, this is being held up by the city and no timeline has been given.
- Once the connection point is made is there concern that trail users will enter the community, indicators will be put to distinguish that this is a private community.
- HO would like to know if more roads will be added this year, Tisha will check with Kevin on the development.
- What is the potential of the water treatment plant flooding the area, there is no chance of this happening.
- Any thought for a dog park? This is something that is being discussed.
- HO wants to know if they can have access to the progress of the work order number. Tisha will check into if this is possible.
- Why cant HO have access to the media room after 8pm? The concern is that doors that have to be manually locked will get missed and the security of the clubhouse will be compromised.

- Irrigation boxes have locks but HO are not being given keys, Gil is working with Drew to get the keys to the HO. HO is responsible for maintaining their own irrigation systems. A document on this will be drafted and given to all future HO.
- Will this always be a 55plus community? Yes we are following HOPA guidelines.
- Rolling door in the pool area cant be opened at this time.
- Can pool temp be turned up to make it warmer? Indoor pool temps must be maintained to 82 degrees. Pool is monitored per guidelines of the health department and inspected once a year.

Entrance Gate:

Gate controls have been fixed and is now operational, we will communicate with HO about getting openers, gate will be opened 8-8 each day during summer hours.

Meeting Adjournment: 7:30pm