

October Casitas Montana HOA Meeting

10/19/11 6:00 PM

In attendance were: Bill Jugenheimer, Monica Foster, Jamie Patterson, Lonnie & Deb Olson, Brent and Mary from Snow Property Services.

Items discussed:

Install of water meter, notices will be posted on each door Friday for the install on Monday. From that point on, each unit will be responsible for their own water bill. Most units have paid the install fee but the few that have not need to by end of month. Any owner with outside water faucet that is worried about others using needs to put a lock on at their own expense. This only applies to lower units, since upper units are not currently plumbed with a patio faucet. This was found on the internet for \$25.00.

Reduction in dues will be \$15.00 starting in January. \$195.00 will be the monthly dues and this will be re-visited in 6 months once the effect of the water being paid by each unit has taken effect. Coupons will be mailed in December for the year 2012 but new coupons may be sent out again 6 month later reducing even more if finances allow for it.

Placing the landscape contract up for bid was discussed, Bill has one for us and Snow will obtain at least one more before making a decision. Asking the landscaper to include maintenance on the fountain was one item to be included. Bill mentioned that our current landscaper verbally told him our contract was to include everything even repairs and winter grass. A search for the email was to take place as no contract could be found. Talked to Azze he will do a check on entire system to see if his guys are missing leaks. To cut cost on water there will be flags available at unit #209 to place on any area that an owner sees needing attention by the landscaper. The landscapers have been informed to seek these flags out on their visits and do repairs. Landscaper was also asked to refill the doggie station bags as he does have these in his possession.

Light for pool and parking lot were addressed, Lonnie Olson has volunteered to replace the existing light on Building 5 with a light that would shine across the pool area more concentrating on the gazebo end. If once that is done and we see the effects of how far this new light radiates the Board will consider changing out the other lights that face the covered parking areas in hopes to light this up better for night time safety. Lonnie has volunteered his services and the association will only have to pay for the lights.

A no trespassing sign has been posted at the entrance, this is required to prosecute trespassers. If you see someone on the property that does not belong call the police and yes we want to press charges for trespassing as we are entitled with the posting.