

Collins Lake HOA meeting 9-17-23

Called to order at: 1:02pm

Those in attendance: Keola, Debi, Dale, Pennie, Lisa, Katie and Tarence is standing in for Loren.

We do not yet have minutes from the annual meeting, They will be typed up and posted before the November meeting.

Treasurer report Aug 10th:

7 service transfers

1 with high usage but no sign of leak

1 property has removed the lid and placed a boulder on the water meter.

A new meter is covered with gravel and dirt.

Lisa will check to see what notices have been sent out for issues with the water meter

Billing for water

30 days late \$2,009.74

60 days \$670.66

90 days \$3,352.50

Total of \$6,032.90

HOA dues

Aug 20th 10 accounts in collections

26 with liens and late fees

\$28,834.17 total 120 days late or more

Pennie will be looking into whether or not a letter will need to be sent to property owners that are behind on their water bill and will need to come from the board before the HOA or Water. A letter sent out from the HOA will include a list of additional fees they will incur. (If there is any damage to the water meter the property owner will be held responsible for any cost to remove and/or repair.)

We talked about an increase in the water bill to allow for updating of technology to help with managing the water with power outages, security systems and additional regular maintenance. We will talk about this more when we have more information about actual dollar amounts.

There was an issue with one property in that the HOA dues were trying to be paid, due to issue not completely at fault of the party attempting to make the payment, the party that is trying to pay the bill has requested that the board take off the late fees off the bill due do some clerical issues. The board discussed this issue and agreed that if the \$574.40 is paid within 30 days from the date of the notice via registered mail the board will waive the \$169.00 in late fees.

HOA community solutions is asking the board to look into moving some money to different accounts. We will be looking into more details about this before making a decision.

The board will be reviewing the contract with HOA community solutions to insure that services are being provided.

The fire hydrants have been serviced

The Policies and Procedures and Covenants have been filed with the county and will be posted on the website as quickly as possible.

Due to Thanksgiving the board agreed to move the next meeting to 11/12/23 at 1pm
Meeting adjourned