

Palouse Plaza HOA Board Meeting

July 18, 2016

1. Board met with Lance, who is our association's contact with Home Owner's Association Agents. This organization is our new property management group. Present were Board members L. Kaley, J. Nacke, V. Bobbette and T. Mott. Todd Nacke, of the finance committee, was also present.
2. Lance provided the following information:
 - A. They will provide monthly financial statements and prepare a yearly budget and will be present for the yearly AGM.
 - B. We will have a new bank account, under our name, with Mutual of Omaha. This banking institution is set up for associations such as ours.
 1. There is a separate account for each association and there are no fees, as HOAgents act as a "branch" bank.
 2. All checks for everything involving the Association should be made out the Palouse Plaza HOA.
 - C. HOAgents will handle bids for any subcontracting we need and manage the contracts.
 - D. Once or twice a month HOAgents will check that the subs are doing their jobs and look for compliance issues. We will continue to notify them of anything we see but all compliance notices will come from the Agent.
 1. We have requested that an email be sent to the board before any compliance notices are sent out.
 - E. Our insurance policies will be carried over until we need to renew, then we will reassess the situation. **Lance we are hoping you can give us an overview of our insurance situation.**
 - F. There are no extra charges other than postage with this organization unless we abuse the "in attendance" feature.
 - G. They will not prepare a monthly agenda for us but they will prepare one for the AGM.
 - H. Our monthly minutes, minus private financial information, will be posted on their website. Each of their clients gets their own private web presence, accessible to every home owner.
3. Minutes from June meeting were approved.
4. No Treasurer's report yet because K&H have not sent everything to the Agents.
5. **Avista left gravel and rock trash on the county's property, killed the grass in the common area and left an obscene black tarp strung up behind Nacke's home. We need to mail them about this. Lance, if you would?**

6. **The tree in the center drainage pond, next to the Hazelbaker's, needs to be trimmed. Lance, if you could, please call C&C, our contracted groundskeepers, and ask them to do the trimming we would appreciate it. Thanks.**
7. **We also need you to start the bid process for crack repair to the street. Thank you, Lance, for allaying all of our concerns. We look forward to doing business with you.**
8. The next meeting will be held on September 19th.