

SPECA Owners Meeting Minutes

****Date:**** June 26, 2025

****Location:**** On-site & via Zoom

****Time:**** 6:30pm

****Meeting Type:**** Annual Owners Meeting

Attendees

In-Person: Heidi Farber, Peggy Foth, Joel Philbrick, Cheryl Kazda, Barbara Grow, Jim Babcock, Casey and Ashley Jordan, Donna Burns, Scott Lentz, Sarah Meng, Laura Martinez, Diane Fowler, Loi Gauerke, Paula Gore, Robert Buchta, Dylan Bratz, Diana Radtke, Rebecca Mueller

Via Zoom: Tami Devries, Pamela Green, Lea Ann Beck, Lindsey Babcock

1. Board Status and Election

- Current board includes Rick (President), Peggy (VP), Heidi (Treasurer), and Jim (General Member).
- Discussion and unanimous approval to expand and elect a new board.
- New Board Members:
 - - President: Heidi Farber
 - - Vice President: Peggy Foth
 - - Secretary: Paula Gore
 - - Treasurer: Basia Grow
 - - General Board Members: Jim Babcock, Sarah Meng, and Cheryl Kazda
- Voting occurred via sign-in and proxy; quorum was met.

2. Website & Communication Updates

- New website under development to improve communication.
- Voluntary community directory planned, to be distributed physically for privacy.
- Dates for community cookout/potluck will be sent, too.

3. Bylaw Amendments Discussed

- Proposed or discussed amendments include:
 - - No indoor smoking (including enforcement and fines).
 - - Requirement for board members to live on-site.

- - Owner-occupied units only or heavily restricted rental policies.
- - Mandatory 3 signers on association bank accounts.
- - Board compensation to be reviewed.
- - Bird feeder rules to be considered.

4. Building Maintenance and Capital Projects

- All 3 buildings' roofs sustained hail damage; full replacement required.
- Awaiting insurance assessments and contractor quotes.
- Additional repairs include window seals, screens, garage ceiling leaks, mold concerns, spigots, and vestibule flooring.
- Pressure washing scheduled for July 21st, 2025 ***CANCELLED***
- Garage misuse for storage was discussed.
- New signage and address markers planned.
- Parking lot crack sealing estimated at \$20,000.
- Replacing carpeting on all stairways for something more convenient to clean and maintain.

5. Landscaping and Grounds

- JK Seasonal Services hired for landscaping and snow removal.
- Mulch spraying planned; 24-hour notices to be provided. Pet friendly spray will be used after initial herbicide.
- Long-term plan includes combining landscaping, snow, and maintenance in one contract.

6. Water and Sewer Utilities

- Two private wells serve the property (Phase 1: Buildings 1 & 2; Phase 2: Building 3).
- Water is tested monthly; no chemical additives.
- Some residents reported discoloration or smell issues; advised to check plumbing or contact a plumber.

7. HOA Dues & Financial Planning

- No immediate dues increase planned, but roof repairs may require a special assessment.
- Historical increases were due to rising utility costs, now stabilized.

8. Additional Discussion Points

- Grill policies under review (electric grills, specifically).
- Garage door security and pest prevention.
- Calls for more community meetings and communication.

- Concerns raised over lack of parking and possible expansion of outdoor parking.

9. Action Items & Follow-Ups

- Paula to begin website and directory work.
- Board to inspect water damage and mold issues.
- Insurance and roofing updates to be shared at next meeting.
- Landscaper to coordinate spraying schedule with pet owners.
- Contact fire chief about grilling regulations.
- Cut off hazardous foundation nails on building 3.

End Meeting