

The Legends
2022 Annual Meeting Minutes
June 22, 2022
Meeting held via ZOOM.

The meeting was called to order at 6:05 PM by President Ron Abeloe.

Ron, Alicia with Lighthouse Management, and Paul introduced themselves to the owners present.

The agenda had an error on it as there were no meeting minutes from the 2021 Annual Meeting, therefore none could be approved. Ron motioned to waive approval of minutes due to lack of minutes provided. Seconded by Paul and opposed by none.

There were several questions regarding budget and maintenance changes.

Open spaces have not been maintained well; However, the HOA is working to improve this issue.

Dues are increasing by six percent from \$306 to \$324.00 for the 2023 annual dues and from \$60 to \$63.60 for the monthly dues on the Bella Dimora homes. Ron explained the reason for the increase is inflation in cost of goods and services and to continue to maintain a reserve fund.

After further discussion a motion to approve the 2023 budget was made. Only three owners opposed the increase. The budget was passed as the increase is not above the allowed increase rate stipulated in the CC&R's.

Paul is resigning from the Board of Directors; Ron is willing to stay on and Renee Krebs volunteered to serve as Treasurer on the board. Ron motioned to approve Renee as Treasurer. No one opposed.

Kim is willing to create a community liaison position if anyone else is interested in joining her. Laurie wanted to know why the HOA is not completed after 22 years. Ron has a small, family-owned company and is not willing to go into debt to complete the HOA in a hurry. There are also many steps that have to be taken to get each phase of the subdivision approved prior to moving forward with new homes.

The question "Why are Bella and Legends included in the same meeting?" was explained by Ron. Legends is the master association and Bella Dimora is the sub-association. Bella Dimora is still obligated to operate under Legends HOA. They do not have a different set of rules etc.

Alicia and Ron explained compliance and the process. The street is city owned and cannot be enforced by the HOA. RV's must be screened from sight. For a more thorough description of the rules and regulations, please visit www.legendshoa.com

An owner asked if there is a possibility of Presley Ave. connecting to 29 Rd. Ron stated that years ago that had been the plan, but he is not sure if the City/County will require that now.

Jack asked if the pump could handle the addition of all the Bella Dimora homes. Cagney homes do not have good pressure. Ron explained that it may need to have the schedule adjusted but he feels confident that it will be able to handle all of the homes.

Irrigation winterization was clarified; The HOA only shuts down & blows out the individual systems but does not start up the systems in the spring. Owners will need to start their own systems or hire their own vendor.

The Norma Jean grass area is a weed farm. The HOA did contact Mesa Turf to get rid of the weeds. It may need to be relandscaped, as this area has never done well.

Behind 2857 ½ Grand Falls, the area is full of weeds as well. The open space is getting city approval for east side of Legends Way after that they will move to W. side of the Legends Way. The Canal area needs maintenance with better weed control. The elm trees in rock areas near boulders need to be cut down and have stump killer put in. These are all the things that Lighthouse Management & the Board will work on with the Landscaper.

If any owners think of additional questions or concerns, they can contact Alicia with Lighthouse Management.

Ron motioned to adjourn the meeting. Paul seconded; All owners were in favor. The meeting adjourned at 7:30 pm.