



Date: 05/21/2026

Re: Minutes of May 17th HOA Meeting 10:00 a.m. PDT

- A quorum of Board Members was present. Present were Tim Lay, Chris Mills, and John Miller (Tammy Martin was not present)
- The Secretary verified that a quorum of lot owners was present.
- The meeting was called to order at 10:00 am by President John Miller
- The President thanked Tammy and Chris for their time on the Board as their terms are complete.
- The Agenda that was mailed to all lot owners was approved:
 - Approval of Feb Annual HOA Meeting Minutes
 - Those minutes were sent out to all after Feb 7th Meeting & Published on CoyoteSprings.org "About Section" for reference
 - Election of Board Member – needing one more volunteer to be on the Board
 - Committee Report outs and recommendations for Vote
 - Managed HOA Committee to present recommendations for a vote
 - CCRs/Bylaw HOA Committee to present recommendation for a vote

The minutes from the Annual meeting in February were accepted into the record

The President thanked all homeowners who participated in the community cleanup in April and specifically thanked the DRC and our Firewise Committee for arranging and managing the cleanup. David Virtue provided a Firewise update

- Discussed getting a homeowner work crew for general cleanup south of the neighborhood to the Water Treatment boundaries,
- Also ask the city to our next HOA meeting.

Several Budget items were discussed

- M & O account \$26,867.84
- Reserve account \$14,867.73
- The President felt we had enough money in the account so dues would not be raised for any additional items this year
- IT expenditures were discussed to determine if we could find an alternative to using Scot Davidson, his rate was in question, \$35.00/hour or \$80.00/hour

Dann Norton spoke on behalf of the managed HOA fact finding committee, this committee consisted of Dann Norton, Kelly Martin, Karl Baldessari, Ann Thompson, and Jill Meeuwsen.

- The cost of the recommended HOA option would increase annual dues by about \$65.00 per year
- Much discussion on what the managed HOA would do and not do
- The Reserve study discussion came up and there was also much discussion on it, several individuals had done them and stated it was not that difficult, and we may not need to pay someone to perform one.
- Terri Bileu, from the recommended Managed HOA, was present for any questions.
- At this point Terri Bileu was asked about a reserve study, and she noted they have a contractor who could perform one.
- Ken Wells stated that he had done a reserve study and would present an updated study to the Board

Terri then spoke on behalf of her company OnCall LLC

- Teri stated her company was a type of boutique managed HOA provider that specialized in an a la carte type of services. They would provide as many or as few services as requested by the HOA
- Teri fielded questions from the audience about what they do
 - Bookkeeping
 - Board Assistance
 - Enforcement
 - Secretarial duties
 - Compliance
- Their rate is \$65.00/hour
- Also asked if they would work on compliance and tax issues and she stated yes, they would do that.
- A question was asked about enforcement
 - Teri stated it was board and ownership driven and confidential
 - She further stated that it could be a self-supporting style or On Call would make unscheduled visits to look for violations
- Terri finished her time and sat down
- Discussion on the adoption of a managed HOA
 - Some felt it was not worth it for a small HOA
 - We all take pride in our property and do not need oversight
 - Others felt it was necessary because it was too difficult for the Board Members to do all the work
 - Concerns about the compliance from a managed HOA would be discussed at a later meeting
 - This was just about using a managed HOA moving forward.

Motion by John Miller, "I move that the Coyote Springs Community Association (CSCA) enter into a management services agreement with **OnCall LLC** to provide professional community management services for the Association, and that the Board President be authorized to finalize and execute the contract on behalf of the Association." Chris Mills seconded the motion.

- An opinion vote was 20-5 for using On Call managed HOA – majority approved OnCall LLC as provider
- All three (3) Board members voted in the affirmative

Kenny Wells volunteered to be on the Board and was approved by unanimous consent.

John Miller made a motion that Signatories for the CSCA Bank Accounts at 1st Interstate Bank need to be John Miller, Kenny Wells, and OnCall LLC (Terri Bileu). All others are to be removed. Tim Lay seconded the motion. The motion passed by unanimous vote of those present.

- All Board members voted in the affirmative.

Tim Lay stated that the committee reviewing the By-Laws and CCR's was not ready to report out yet

There will be further discussions about the handling of enforcement and compliance with On-Call and further discussions during our next annual meeting in Feb 2027.

Meeting was adjourned at 11:42am