

Pinon Ranch HOA - Board Meeting Minutes

Date: January 08, 2020

Time: 6:30pm

Place: 2139 Chuckwagon # 210, CS, CO 80919

Attendees: Amanda Brush, Floyd "Shane" Smith, Mitzi Higham, Shawna Uehling, Frank Hibbits. Absent: Stephen Schleiker, Bradley Jadin, Jeff Hansen

Meeting called to order at 6:37, quorum confirmed (a majority or 4).

Board voted 4-0 to accept Minutes from October.

I. Board Member Comments for items not included on agenda: None.

II. HOA Member Comments on Topics NOT on the Agenda: None.

III. Manager Report:

Banking:

Deposits (Wells Fargo) \$227.00 Oct, \$277.00 for November and \$0.00 for December

Account Balances of 10/31/2019: Checking account \$8,01.56, Savings (Replacement Reserves) \$8,527.66, and PayPal \$10.00.

Account Balances of 11/30/2019: Checking account \$4,707.98, Savings (Replacement Reserves) \$8,527.87, and PayPal \$10.00.

Account Balances of 12/31/2019: Checking account \$4,707.98, Savings (Replacement Reserves) \$8,528.09, and PayPal \$10.00.

1. October, November and December Expenses (see attached expense report).
2. As of May 25, 2019, all members are current.
3. The 2020 HOA Assessment / Trash and optional recycling billing to go out via email within 7 days, Once the board decides on which insurance options to go with (see new business).
4. Social fund Donations balance is \$124.02 as of 12/31/19.
5. Landscape Maintenance; Corbran's current contract expires on 3/31/2020. Need to get quote for 2020.
6. Fence repairs and re-staining; work completed in mid-November; final cost \$4180.00.
7. Snow removal; Dennis D. is still providing this service.

8. 4th Quarter Balance Sheet, ready to post to website (see attached).
9. 2019 Statement of Revenue and Expenses, Budget vs Actual and 2020 Budget ready to post to website (see attached). **Good news we finished \$3724 under budget!**
10. 2020 Proposed Budget was approved in October; however, the board will need to see attached approve proposals before we can bill the membership for the 2020 HOA dues, Insurance and trash (see new business).
11. Required HOA registration with the State of Colorado dept of Real Estate (DORA) is completed. Cost \$33.00.

IV. Webmaster Report:

- Domain Name is: pinonranchhoa.org.
- *New website needs to be updated with latest minutes and financial statements.*

V. Old Business:

1. HOA Trash service:

The membership approved amending the covenants to add HOA trash service with the needed 2/3 majority, via their signatures on the HOA trash service petition back in November. Notice was emailed to the membership on 11/24/2019 that the petition was successful.

Discussion: Board and management talked about the next steps that need to be taken to get the amendment recorded with the El Paso county clerk.

VI. New Business:

1. Officer Elections.
 - President, Amanda B. was nominated to continue as President. Motion passed with a 4-0 vote.
 - Vice President & Secretary, Bradley J. was nominated. Motion passed with a 4-0 vote.
 - Treasurer, Shane S. nominated to continue as Treasurer. Motion passed with a 4-0 vote.
 - Mitzi H, Steve S., Shawna U. and Jeff H. will be Members at Large.
2. Insurance policy renewals and options. **All of Insurance current policy's except for workman compensation will expire on 1/11/2020!** The 2020 Insurance renewal package was emailed to the board on 12/13/2019 for review.

Management recommends that we go with **Westchester** for the Commercial Package Policy for the following reasons:

- Their deductible is \$1000 for a Hail and Wind Damage, whereas Dean & Homer is \$5000. Note; the cost to re-stain the fence is about \$4000, so in the event that we have a bad hailstorm that chips off the paint and some of the wood we would have little or no coverage with Dean and Homer.
- **Westchester** use replacement cost vs Actual cash value in, in coming up with how they value what they will pay. When you have a 20-year-old fence with 20 years of depreciation vs what it is cost today to replace it that is a big difference. **Actual cash value is the amount equal to the replacement cost minus depreciation of a damaged or stolen property at the time of the loss.** It is the actual value for which the property could be sold, which is always less than what it would cost to replace it.
- Yes, the yearly cost is \$156 more for **Westchester**, the amount of additional coverage is well worth it, in my opinion. The \$156 / 55 homes = \$2.83 more per home on the annual assessment.

Shane motioned that we go with Westchester (Commercial and property) and renew the other two policies (Fidelity & crime, Association professional liability / Directors and Officers), Shawna seconded. Motion passed with 4-0 vote.

Lastly; motion made to change the renewal date for the above-mentioned policies to November 1st instead of January 11th, this change will allow more time to review and vote on policies at our October meetings. Motion passed with 4-0 vote.

3. Trash Pricing Policy (see attached).

Shane motioned to accept Policy as written. Shawna seconded. Motion passed with 3-0 vote, with Mitzi abstaining.

4. HOA Management contract renewal; 6510 Property management has offered to renew it services for 2020, proposal was sent to HOA board member on 12/28/2019 for review.

The biggest change is adding the 5% administration fee for HOA trash and recycling and giving the members the option to pay in 2 payments instead of one. The proposed base rate has increased about 3% from \$190 to \$195 per month. Also new is a \$7.50 PayPal processing fee due to the additional time involved in processing and collecting HOA dues and PayPal fees made using this optional method. We are now set up to receive payment via a ACH bank transfer, and the payment is deposited directly into our bank account for a low \$1.00 process fee vs. the 3% that PayPal charges which would amount to about \$17 if a member chooses to use PayPal. Note we paid \$54 in PayPal fee this year.

Shane motioned to accept; Shawna seconded. Motion passed with 4-0 vote.

5. Landscape Xeriscape standards (Item tabled this item, due to time constraints)

- See attached example from the city of Aurora. Proposed by Frank Hibbitts, to start discussion on possibilities such as:
 - No ZEROscape or gravel / rock only.
 - A minimum number of trees and bushes in the front yard.
 - A 25% to 50% plant coverage standard (Aurora requires 50% plant coverage, based on mature plant sizes).
6. 2018 Budget surplus: Shawna Motioned that we allocate \$1000 of the 2018 Budget surplus to Operational Reserves and the balance of \$2724 to Replacement Reserves, due to the increase risk of collection losses, and legal expenses related to amending the covenants to add trash service. Shane seconded the motion. Motion passed with 4-0 vote.

VII. Architectural Review Committee:

5505 Sample Way; Board needs vote on landscape changes (removed pine tree and replace with a bush). Management recommends approval. Board voted 4-0 to approve. *Board still needs to send out approval letter.*

5470 Flag Way; roof color change, approval letter sent 11/15/2019.

5490 Flag Way; 2 car garage door, style change. Approval letter sent 11/15.

5590 Flag Way; Backyard play structure. Approval letter sent 11/15/2019.

VII. Neighborhood covenant and bylaws enforcement:

Last inspection by the board was on August 4, 2019. Follow up inspections by HOA manager on 1/7/2020 (see attached report / inspection log). **Next walk-through by the HOA Board will be on Saturday February 22, 2020.**

Note: Amanda sent a general request for street and curb /gutter repairs to the city on 11/7/18. The city has marked the streets with white paint, presumably where repairs will be made.

VIII. Community Events

The next HOA Board of Directors meeting will be on Monday February 3, 2020 at 6:30pm, at Starbucks, 4465 Centennial Blvd, CS CO 80907.

Agenda Attachments

2:27 PM
01/05/20
Accrual Basis

Pinon Ranch Homeowners Association
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Pay Pal	10.00
Wells Fargo-Savings (Reserves)	8,528.09
Wells Fargo - Checking	4,707.98
Total Checking/Savings	<u>13,246.07</u>
Accounts Receivable	
Accounts Receivable	-58.41
Total Accounts Receivable	<u>-58.41</u>
Total Current Assets	<u>13,187.66</u>
TOTAL ASSETS	<u><u>13,187.66</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	851.80
Total Accounts Payable	<u>851.80</u>
Total Current Liabilities	<u>851.80</u>
Total Liabilities	851.80
Equity	
HOA member's - Equity	2,684.83
Operational Reserves	4,000.00
Replacement Reserves	4,345.94
Net Income	1,305.09
Total Equity	<u>12,335.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>13,187.66</u></u>

Pinon Ranch Homeowners Association
2019 Revenue and Expenses; Budget vs Actual. 2020 Budget

	2019 Budget	Actual 1/1/19 to 12/31/19	2020 Approved Budget	Notes
REVENUE				
HOA Assessments	\$18,920	\$18,920	\$18,005	(\$329 per lot) member assessments with insurance (55 x \$329)*
Less: Replacement Reserves	-\$1,775	-\$1,775	-\$1,775	Transfer to Replacement Reserves account
Arch./ Landscape / Color review fees	\$0	\$0	\$0	
Title Co & Admin Fees	\$300	\$750	\$150	based on 1 home sale (Note \$150 transfer fee)
Working Capital contributions	\$150	\$385	\$77	based on 1 home sale (Note: Goes for working capital (i.e. operational reserves))
Interest	\$0	\$2	\$0	
Late fee / PayPal fees	\$0	\$172	\$0	
Total Revenue	\$17,595	\$18,454	\$10,547	
EXPENSES				
Administrative Services	\$2,300	\$3,015	\$2,300	same as last year
Bank and PayPal service charges	\$0	\$54	\$0	
Business Permits and education	\$189	\$33	\$200	Required State registration fee (DORA & SOS) plus optional CONDO membership.
Computer and Internet Expenses	\$350	\$47	\$132	
Insurance Expense	\$1,981	\$1,959	\$2,145	Base on 2020 quote plus 2019 cost for workman comp.
Irrigation equipment repairs	\$525	\$519	\$600	Based on 2019 plus 15%. Also aging irrigation equipment
Lawn & Tree Maintenance	\$4,450	\$3,583	\$3,600	based on this year plus 5%
Office Supplies	\$150	\$15	\$100	reduced
Postage and PO Box	\$160	\$96	\$110	reduced
Printing and Reproduction	\$60	\$0	\$60	same as last year
Professional Fees	\$1,500	\$833	\$1,500	same as last year
Snow removal	\$1,500	\$725	\$1,500	estimate based on 2018 contract rate
Social Functions	\$0	\$0	\$0	Voted to make this an optional contribution
Utilities	\$4,430	\$3,851	\$4,100	Based on 2019 plus 7%. Includes Strom water fee
Total Expenses	\$17,595	\$14,730	\$10,547	
EXCESS OF REVENUE OVER EXPENSES	\$0	\$3,724	\$0	

* 2020 assessment of \$507 per lot breaks down as \$290 for base assessment plus \$39 for insurance, plus \$178 Trash assessment.

Note : Insurance assessment \$2143 / 55 homes = \$39.

Note 2 : Board approved transferring the 2019 budget surplus to the replacement reserves account, which is \$3724.

		2020 Trash & Recycling Budget
HOA Trash service		
REVENUE		
HOA Trash service assessments	\$9,790	(\$178 per home x 55 homes)
Optional Recycling	\$2,190	(estimate 30 homes x \$73)
Convenience fees charged	\$75	(estimate 10 homes x \$7.50)
Late fee / bank fees	\$0	
Total Trash & Recycling Revenue	\$12,055	
EXPENSES		
Administrative Services	\$545	(5% admin. fee, based on monthly vendor billing for trash and recycling)
Bank fees	\$40	(Estimated)
Convenience fees charged	\$75	(Estimate 10 homes x \$7.50)
Trash vendor	\$8,910	(\$13.50 per month x 12 months x 55 homes)
Recycling vendor	\$1,980	(\$5.50 per month x 12 months x estimated 30 homes)
Collection losses	\$505	(Estimated about 4.2%)
Total Trash & Recycling Expenses	\$12,055	
EXCESS OF REVENUE OVER EXPENSES	\$0	

8:51 PM

01/06/20

Accrual Basis

**Pinon Ranch Homeowners Association
Expenses by Vendor Detail
October through December 2019**

Type	Date	Num	Memo	Account	Amount	Balance
6510 Property Management						
Bill	11/05/2019	36	monthly mgt fee - Sept, Oct & Nov	Administrative Servic...	570.00	570.00
Bill	11/05/2019	36	Title co. letters and accounting	Administrative Servic...	150.00	720.00
Bill	11/05/2019	36	4 Courtesy ftrs	Administrative Servic...	60.00	780.00
Bill	11/05/2019	36	3 Courtesy e-mails	Administrative Servic...	45.00	825.00
Total 6510 Property Management					825.00	825.00
Altitude Community Law						
Bill	12/23/2019	799364	HOA trash service - amend. recommendat...	Professional Fees	570.00	570.00
Total Altitude Community Law					570.00	570.00
Amanda Brush (vendor)						
Check	10/28/2019	bill pay	Fall Party reimbursement (Costco & Dollar ...	Social Fund	138.98	138.98
Total Amanda Brush (vendor)					138.98	138.98
Back to Life Deck & Fence CO						
Check	10/21/2019	1186	progress payment on Fence repairs & re-...	Repairs and Replace...	2,000.00	2,000.00
Check	11/19/2019	1187	Final payment; fence repair and staining	Repairs and Replace...	2,180.00	4,180.00
Total Back to Life Deck & Fence CO					4,180.00	4,180.00
Colo Spgs Utilities						
Bill	10/29/2019		8027 CF	Utilities	542.63	542.63
Bill	10/29/2019		20 days service charge	Utilities	33.95	576.58
Total Colo Spgs Utilities					576.58	576.58
Corbran's Landscaping, LLC						
Bill	10/15/2019	16709	Oct maint.	Lawn & Tree Mainten...	502.50	502.50
Bill	10/15/2019	16709	replace one rotor & one nozzle	Irrigation equipment r...	97.95	600.45
Bill	10/15/2019	16709	De-activation due to freezing temps.	Lawn & Tree Mainten...	65.00	665.45
Total Corbran's Landscaping, LLC					665.45	665.45
Dennis Delahoy (vendor)						
Bill	10/28/2019	10/28	snow removal	Snow removal	50.00	50.00
Bill	10/29/2019		ice melt - 3 bags & jug	Snow removal	31.80	81.80
Bill	10/30/2019	10/30	snow removal	Snow removal	50.00	131.80
Bill	11/23/2019	11-22	11/22 snow removal	Snow removal	50.00	181.80
Bill	11/26/2019	11-26	11/26 snow removal	Snow removal	50.00	231.80
Bill	12/16/2019	12-16-19	12-16 snow removal	Snow removal	50.00	281.80
Total Dennis Delahoy (vendor)					281.80	281.80
TOTAL					7,237.81	7,237.81

Proposed Trash Pricing Policy:



Pinon Ranch Homeowner Association, Inc.
EXHIBIT F

Trash policy

- A. **Pricing Policy for Trash Service and optional recycling.** The Board of directors or the HOA manager will get a price quote for trash service as part of the yearly budget process, at least 45 days in advance of the Annual membership meeting. The initial pricing policy for the year 2020 and 2021 will be cost plus a 10 percent markup¹ with ½ the mark up going to administration (i.e. the contracted HOA manager, for the additional time and effort to administer this program) and the other ½ of the markup going to cover any collection losses, legal expenses, and increased insurance costs related to administering trash and recycling services. The board will review this policy on a yearly basis starting in 2021 for the following year and beyond and make yearly recommendations to either keep the same markup or reduce or increase the markup percentage. These recommendations shall be voted on by the members at the 2021 annual membership meeting, and yearly thereafter. *It is recommended that the annual membership meeting take place no later than the 1st Tuesday of December.*
- B. **Pricing Policy for Optional Recycling.** The pricing policy will be the same as for trash service².
- C. **Market Rates.** The goal of HOA trash service is to provide below market rates for trash service, even after the Association has added a markup to cover administrative costs. If needed, the Association can change service providers to get a lower rate. The trash program is not intended to be a profit source for the Association. The cost to the members is intended to cover only the costs and potential losses of the program, not to pay for other fiscal obligations.
- D. **Notification required for optional recycling service.** If a member wishes to include recycling service, the member will need to notify the Board of directors or the HOA manager in writing at least 20 days prior to the start of the year that they would like to add recycling service for the entirety of the following year. No refunds will be given on recycling should the member decides to discontinue the optional recycling before the end to the year. Notice can be given via email at: pinonranchhoa@gmail.com
- E. **Trash and Optional recycling to be considered part of the annual HOA assessment** and is to be paid yearly on February 1st and is consider late and subject to late charges on February 15th. An optional semiannual payment plan is available if the member agrees to pay an extra \$7.50 service fee (with ½ of the total HOA assessment due on or before February 1st and the second half due on or before July 1st.), late payments per this optional semiannual payment are still subject to late fee(s) per the HOA collection policy (see bylaws: EXHIBIT A ASSESSMENT COLLECTION).
- F. **Cancellation of Service and Refunds.** In the event that the trash and recycling program is not financially viable or there is some other disruption of service and the Association cancels the service after members have paid for it, refunds will be issued when possible. If the association discontinues trash and recycling service, subsequent annual assessments will be reduced by the amount required to provide and administer the program.

¹ The price quote from Bestway trash service for 2020 is \$13.50 per month or \$162.00 per year per home. With the 10% markup that equals \$14.85 per month or \$178.20 per year, rounded down to \$178.00 for the year. The total markup that HOA would receive equals \$891.00 (\$162.00 x 10% = \$16.20 x 55 homes).

² The price quote from Bestway for recycling in 2020 is \$5.50 per month or \$55.00 per year per home. With the 10% markup that equals \$6.05 per month or \$72.60 per year, rounded up to \$73.00 for the year.

Exclusive right to haul refuse. Customer agrees not to contract with, or permit, any person or entity other than the contractor to remove, dispose, or recycle its waste, during the period this contract is in effect. Violation of this provision shall constitute breach of this agreement.

Definition of equipment. The word "equipment" as used in these terms and conditions shall mean all containers used for the Storage of waste materials, including dumpsters and any other on-site devices may be specified on the reverse side of this Agreement.

Customer's duties and liability. Customer acknowledges that it has the care, custody, and control of equipment owned by contractor and accepts responsibility for the equipment and its contents except when it is being physically handled by employees of the contractor. Therefore, customer agrees to indemnify and hold harmless contractor from and against any and all claims for loss of or damage to property or injury to or death of person or persons, resulting from or arising in any manner out of the customer's use, operation or possession of any equipment furnished under this agreement.

Customer warrants that waste delivered to contractor hereunder will contain no hazardous or toxic waste as defined by any local, state, or federal regulation. Further, customer agrees to reimburse and indemnify contractor for any costs, including attorney fees associated with defending any claim charge, allegation or finding that any material generated by customer and transported by contractor contains hazardous or toxic waste as defined by any local, state, or federal regulation. Customer will not overload the equipment, nor use it for incineration purposes and shall be liable to contractor for loss or damage to such equipment in excess of reasonable wear and tear.

On collection day the contractor's vehicle shall have clear access to the equipment. If the equipment is blocked to prohibit collection, customer will be notified and one additional attempt for collection shall be made on the same day by the contractor's vehicle. Any additional collection will be classified as an "extra pick up" and so charged. Claims concerning missed pickup shall be made within 24 hours.

Driveways and parking areas. Customer warrants that any right of way provided by the customer from customer's equipment location to the most convenient public way is sufficient to bear the weight of the contractor's equipment and vehicles reasonably required to perform the service herein contracted.

Attorney fees. In the event of breach of this agreement by either party, the breaching party shall pay all reasonable attorney fees, collection fees, and costs of the other party incident to any action brought to enforce this agreement.

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

**Flag Way
Enforcement action report
as of January 7, 2020**

Home owner	Address	Street	Issue	Courtesy ltr Date	Follow up date	Notes	Warning Ltr date	Fine \$	Result
Jeff & Vickie Hansen	5440	Flag	parking on the landscape (cont. to monitor)			cont. To monitor. Parking on landscape 1/7			
Daniel & Jennifer Taylor	5445	Flag							
Rodolfo & Sopia Garganian	5450	Flag							
	5455	Flag							
Daniel Colli & Jaime Curry	5460	Flag	Stained Stucco, email sent 11/6, follow up in 60 days	11/6/2018	7/9/2019	3/10 - Board will request that owner power wash. Email sent 5/9 requesting power washing. Update 6/15 they power washed on 6/9. Board will need to take a look at their next walkthrough.			cont. To monitor
Shane Smith	5465	Flag							
						Resident reseeded the dead grass areas on 5/25, he says should take about 3 weeks for the new grass to come in. Update 6/15 area has been reseeded. Update 7/6 new dead spot on South Lawn. Update 8/4 still needs another re-seeding, still has many bare spots. Update 9/10 no progress. Pending until Spring 2020			
Alexander & Sara Chung	5470	Flag	Dead spots in lawn (pending until Spring 2020)	6/2/2019	7/2/2019				
Mark & Jody Jensen	5475	Flag							
Greg Jones	5480	Flag							
Gabriel Gavrila	5485	Flag	1. Bare spots in lawn. 2. Grass in rocks. ... All aug 2018 & Sept) - Pending until Spring 2020.	8/27/2018	8/27/2018	Request for plan of action sent on 11/29. Gabe replied back on 12/1 with questions about xeriscape, artificial grass. Also says having financial hardship.. Board needs to respond / follow up. Update 6/1 No Progress. 6/2 Sent email that we are open to a landscape plan change, also recommended re-seeding the problem areas.. Update 6/18 email sent outlining acceptable options. Update 7/6 and 8/4 No Progress.			
Michael Whitley	5490	Flag							
Gary & Christine Bauers	5495	Flag							
Carolyn Bundrick	5505	Flag							
	5510	Flag							
Raymond Shea	5515	Flag							
Jason & Irina Carrel	5520	Flag	Weeds and lawn maint. (Dead and dying grass)	8/4/2019	8/18/2019	email sent to property mgt CO. 8/4, and 9/9 and 9/16. Replied 9/17 work just completed.			
Jason & Irina Carrel	5520	Flag	Overnight Parking on Street. (2 or more vehicles)	9/16/2019	9/25/2019	email sent to property mgt CO. 9/16. She replied 9/17 will notify residents. Rec. photos of violation on 10/ 12. Note: Tenants moved out end of November.			Close.
Darryl & Lauren Yancy	5525	Flag							
Timothy Veldheer & Tracey Maldonado	5530	Flag							
Stephen Karr	5535	Flag							
	5540	Flag							
Higham Family Trust	5545	Flag							
Ryan & Diana Urban	5550	Flag							
Ryan & Diana Urban	5550	Flag							
Dimiter Shiklov	5555	Flag							
Steven & Nicole Ottmer	5560	Flag							
Dennis Delahoy	5565	Flag							
Anne Westbrook	5570	Flag							
BENJAMIN VALENTIN	5575	Flag							
James & Mary Wiencek	5580	Flag							
Chester & Kelly Moyer	5585	Flag							
Edward & Laura Parker	5590	Flag							
John Cotterman	5595	Flag							

**Sample Way
Enforcement Action Report** as of **7-Jan-20**

Home owner	Address	Street	Issue	Courtesy ltr Date	Follow up date	Notes	Warning Ltr date	Fine \$	Result
John Enright Ned and Amanda Brush	5460 5465	Sample Sample							
Peter Geronazzo	5470	Sample	1.Fence repair and re-staining as of 3/10. 2. Need to submit fence modification plan and stain colors	6/4/2018	6/20/2019	NP 4/9; Aug part of fence was removed. They plan on repairing and reinstalling. Still need to submit stain color. Update 9/30 no progress. Email sent on 11/6 regarding repairs need on West side fence. Update 3/10 No Progress. Rec.complaint & photos of broken fence on 4/5/19. 4/0 N/P. Board voted to send warning ltr. Update 6/2 rear fence repairs made, just need to finish re-staining Update 8/4; South side fence needs repair and re-staining.	5/20/2019		6/2 Rear fence repairs completed. South side still need stain and repairs.
Peter Geronazzo	5470	Sample							
Hekman & Residents	5475	Sample							
Mike & Christie McKinley	5480	Sample							
Mark & Anne Gillis	5485	Sample							
James Johnson	5490	Sample							
Stuart & Patricia Haw	5495	Sample	Landscape parking (8/6)	9/17/2019	9/22/2019	Verbal warning given 8/6. Email Courtesy letter sent 9/17. Note: New tenants moved in and issue appears to beed resolved.			cont. to monitor
Eric & Randi Johnson	5505	Sample							
Eric & Randi Johnson	5505	Sample							
Peter Olson	5510	Sample							
Cory& Adrienne Tuck	5515	Sample							
Aileen & Bradley Gildea	5520	Sample							
Ross White	5525	Sample	Over night parking on St. (many time in the last 10 days)	9/2/2019	9/7/2019	Rec. reply 9/2; vehicle moved.			cont. to monitor
Craig and Tammie Sandin	5530	Sample	1. Over night parking on St.	8/22/2018		Note: They had their trailer parked overnight for 9/15 to 9/18			cont. to monitor
Kevin Ryan	5535	Sample	Trash cans in front yard / street	3/6/2019	7/15/2019	1st violation on 3/6, 2nd violation 6/3.	7/9/2019		cont. to monitor
Kevin Ryan	5535	Sample	1. Landscape parking. 2.	9/5/2019	10/26/2019		10/19/2019		cont. to monitor
Kevin Ryan	5535	Sample	Overnight parking on the Street (Cars and RV)	11/13/2019					cont. to monitor
Hekman & Residents	5540	Sample							
Shafer	5545	Sample							
Natasha Zarev	5550	Sample							
Reed & Michele Wood	5555	Sample							
Bivin	5560	Sample							
Corbett	5565	Sample							
Hibbitts	5570	Sample							
Troy Uehling	5575	Sample							
Mark Johnson	5580	Sample							