

MONTLY MEETING MINUTES

Date: Sunday, March 8th, 2020 Location: New Mark Club House

Attendance

Executive Officers: Mike Thomas (President), Brian Bonebrake (Vice-President), Quinn Gregg (Treasurer), Debbie Mitchell (Interim Secretary)

Executive Board Members-at-Large: Norma Sollman, Jai Pate, Steve Scheerer

Board of Directors: John Spotswood, Cheryl Edmondson

Residents: Linda Calcote, Karen Spotswood, Rick Head

Meeting Minutes

Call to Order: 7:00 pm

New Business:

- ❖ Finances (as of 3/8/2020):
 - Account Balances:
 - Primary Checking: \$40,877
 - Money Market: \$17,327
 - Assessment Checking: \$105,721
 - Expenses Year to Date: \$15,335
 - Delinquent Properties Status:
 - roughly 65% on 2020 annual dues
 - Notes:
 - Quinn checks the PO Box weekly for payments.
 - 2 homes in the neighborhood are selling and monies owed to the
 - HOA will be collected at closings
- ❖ Pool
 - Work is continuing the pool. Skimmers (filters) are next, followed by tiles, concrete, and lights. We have been assured by Northland Pool that the pool will open on time.
 - The Swim Team will pay \$3,000 for use of the pool. Practice will end by 10:45am and work around lap swim beginning at 10:30am. Practices will start on June 1, 2020. They will need the pool for their end of season banquet, date to be determined.
 - At the April meeting we will discuss the use of flotation devices in the pool and rules using the diving boards. We are also going to explore a sign specific to diving board rules to be placed by them.
- ❖ Club House & Tennis Court
 - We have had 5 clubhouse rentals YTD.
- ❖ Lawn Care and Greenway
 - Pre-payment was made to Cory for \$12,300 for mowing.
 - Spillway Cleanup will be held on April 18,2020. Rick Head has contacted the city about the possible rental of a dumpster for this project. Rental is \$60.00 and the city will deliver and pick it up. Someone must be present during the cleanup to supervise

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- what goes in the dumpster. Rick will follow up with the city and give us the details at the April meeting.
- ❖ Pond & Spillway
 - Greenway walkers have noticed dead birds in the Greenway. Just a reminder that it is unlawful to shoot firearms in the city.
 - ❖ General Operations
 - No Updates
 - ❖ Covenants, Restrictions, and Bylaws
 - Jai Pate made the motion that covenants and restrictions revisions be updated to include that HOA annual dues be payable on February 1, instead of January 1. This would help residents by having extra time after the holidays and tax time. The motion was seconded by John Spotswood. The motion passed unanimously.
 - Jai Pate also suggested spreading out HOA increases, without going over a set amount, the board would be held accountable, a system of checks and balances.
 - Vice President Brian Bonebrake has come up with a plan to increase dues. Here is his idea:
 - June 2020 Vote: Increase 2021 dues by \$75 to \$425. Increase 2022 dues and future dues by \$50 to \$475.
 - November 2020 Vote: Consider pushing back date for dues to Feb 1 for 2021, (there was a motion made and passed on this.) Consider allowing the Executive Board to increase dues by up to 6% every 2 years with a 2/3 majority vote of the Executive Board Members. Increases could be overruled with a 2/3 majority vote of the members in good standing.
 - A motion was made by Karen Spotswood to accept this proposal, with some revisions at the April meeting, seconded by Steve Scheerer. The motion passed, Brian will revise the proposal and we will discuss the revisions at the next meeting.
 - A motion was made to put the proxy voting and absentee voting ballots on one sheet of paper, front and back, with no notarization needed. Unanimous agreement on this issue.
 - Voting for HOA increases will be held at the June meeting, June 14. Residents may also vote by proxy and absentee, residents will also be able to vote during pool key pickup, dates and times to be determined.

Open Discussion:

- ❖ Garage Sale Dates: May 15-16, Sept. 11-12
- ❖ Residents have noticed a number of cars parking in the streets, causing issues getting through certain areas. A school bus route had to be changed because it could not get through. This is a city matter, not an issue to be handled by the HOA.
- ❖ HOA MEETINGS CHANGE OF DATE:
 - April meeting changed to April 5, because of Easter
 - May meeting changed to May 17, because to Mother's Day
- ❖ The spring Newsletter should be coming out about May 1.

Adjournment: 8:21 pm

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- ❖ Finances:
 - What percentage of homeowner's usual pay each year?
 - Between 85% and 90% of homeowner pay the same year
 - Another 5% to 10% pay the following year with late fees
 - Who decides how the excess assessment money is spent?
 - With input from the residents the board will vote during the monthly meetings on how to allocate the remaining funds once all the pool renovations are complete. The remaining funds will be invested in other facility improvement projects.
 - How does the lien process work for the HOA?
 - The board process all liens internally to save costs.
 - Liens are applied once delinquent funds reach a certain threshold, typically around \$1,000. The cost to the HOA to apply and remove liens and board member availability are the reasons for that threshold amount.

- ❖ Pool
 - Why was there a delay in the pool renovations starting?
 - The board needed to finish negotiating the final contract with Northland Pools
 - Weather resulted in some delay as well
 - The new pool renovations will include a seasonal pool cover
 - This should help protect the pool lining from weather in the off season
 - May reduce having to completely drain the pool each year, saving on water costs
 - Increase in pool operation expenses this year
 - Contract price increased 20% this year with Northland Pools, due to increasing costs in supplies and the raise the minimum wage
 - Without increasing the annual dues extensive changes to pool operations will be required. These changes would be noticeable such as shorter daily hours and a shorten pool season.
 - Should the board consider running the pool in house?
 - Northland Pools would be contracted for maintenance only, and the HOA would be responsible for hiring and managing lifeguards
 - Would require someone with the HOA to manage the pool, more than what the current board members are able to invest in time
 - The board will put together proposal for consideration

- ❖ Club House & Tennis Court
 - Club house parking lot
 - Asphalt has been damaged back by the dumpster, need to consider pouring a concrete pad at the dumpster
 - Parking lot surface is starting to wear, will need to be replaced in a few years
 - Is the dumpster available for residents?
 - During the pool offseason the dumpster has been left open for resident usage
 - Tennis Courts – The board is aware for the need to do something with the tennis courts, however at this time there are not the funds to proceed with any major projects.

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- ❖ Lawn Care and Greenway
 - Cutting dead trees in greenway – The board has attempted to cut down and remove trees that have fallen into the main grass areas of the greenway. At this time there are not funds to cut down and remove fallen trees within the forest sections of the greenway
 - Management of greenway lawn moving:
 - Cut greenway less, better management over cut frequency
 - Prepay cuts
 - Coordinate limits of cuts with neighborhoods
 - Look at cutting closer to properties, farther from trees

- ❖ Pond & Spillway
 - Consider applying the assessment
 - Giving the pond to the city
 - Legal issues and the city
 - Pond was dredged 20 years ago
 - PIAC funds to repair pond
 - Blue Valley Labs - treatment of ponds

- ❖ General Operations
 - List of items under consideration for monthly minutes
 - Add list to meeting minutes
 - Covenants & Restrictions and Bylaw updates
 - Rental registration - Better tracking of rental homes so dues notices are getting sent to the owners
 - Problems with specific houses - how to best address
 - Shed parameters in new covenant
 - Exterior improvements
 - Plowing the streets – The streets are all public streets, and the HOA does not have the funds to pay to have the privately plowed
- ❖ Speed bump along Campbell - City won't allow due to snow route
- ❖ 96th street improvements – No sure of exact plans but appear to be reconstructing into a parkway

End of Meeting Minutes

Respectively Submitted,

Debbie Mitchell, Secretary