

February HOA Meeting Minutes

February 21, 2021

Those in attendance: Officers: Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell.

5 Board members and Residents were also in attendance.

Our meeting was conducted on Zoom due to Covid-19.

The meeting was called to order by Vice President Brain Bonebrake at 7:04pm.

Financial Update:

- Checking Total: \$64,360
- MM Total: \$53,350
- Assessment Checking Total: \$30,880
- Expenses YTD: \$4,000
- Overall Receivables: 2021 Dues: 189 homes paid for 2021 dues (72%)

There are 88 homes with past due money on the books. Some is from the special assessment.

These past due HOA fees and special assessments need to be paid.

We plan to put an article in the Spring Newsletter about this issue and discuss ways for it to be collected and what action needs to be taken to do so.

The Money Market total has increased due to the refund from Northland Pool for not completing the pool on time. This is an emergency fund and not to be used for normal operations.

- Pool
 - Signed contract for 2021 with Northland Pools.
 - Swim team plans/thoughts for 2021

The pool should be opening on time this season with no issues.

We have signed a contract with Northland Pools again for the 2021 season. The decision was to remain with Northland Pool

this season because they have the warranties for all the work on the pool and if anything were to happen, they would be readily available to address any issues.

At this time, no payment has been made to Northland Pool for pool operations this season.

We are still hoping that the swim team will use the pool for practice and their end of season party. More information will be coming on this subject.

At the end of the pool season, we will open bids to Northland Pool and other pool maintenance companies for the 2022 season.

- Lawn Care / Greenway
 - Cory is sending the pre-pay invoice in the next few weeks (20 cuts - \$12.5k)
 - Spillway cleanup – set spring date – set for March 27th; Rick can check to get a dumpster or two dropped for this project from the city

Rick will be contacting the city about where the dumpsters can be placed and the time frame for use.

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- Clubhouse
 - Rentals YTD: 0 (expected to be slow in 2021 again)

We are projecting another slow year for clubhouse rentals.

The leak in the roof needs to be addressed. There were no broken pipes in the clubhouse during the cold weather.

- 2022 Dues Increase.
 - Continue conversation on annual dues increase to \$425 in 2022 and \$500 in 2024.

The subject of dues increases was discussed. Many ideas have been suggested. We are hoping to find a way to make the increase gradual instead of a large increase all at once. This subject will be discussed at the March meeting.

The paperwork for the changes in the Covenants and Bylaw's will be signed at the March meeting and filed with the county.

- Shed Approvals
 - No proposals this month

So far, there have only been 3 proposals for sheds form residents.

Open Forum

- We will want to get some more food trucks this spring to the clubhouse.

The food trucks went over very well, and we hope to have several at the Clubhouse this summer.

We also hope to have several cookouts at the pool for residents this year. It was successful in the past.

ATV's have been seen in the greenway; this is not allowed. The possibility of installing fencing and posting a sign will be investigated.

With no further business, meeting was adjourned at 7:35 pm.

We are hoping to hold March meeting at the clubhouse.

Respectively Submitted,

Debbie Mitchell, Secretary