

## November HOA Meeting Minutes

November 7, 2021

The meeting was called to order by President Mike Thomas at 7:30 pm.

Those in attendance: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell and seven board members/residents.

### Financial Update

The amounts below remain about the same as September. \$5,000 was taken in from 2 homes that sold in the neighborhood recently. These homes had not paid their HOA dues in many years, and at closing, the unpaid monies were collected. The HOA is investigating ten homes that will have liens placed on them due to nonpayment of HOA dues. This will happen after the first of the year.

- Checking Total: \$8,037
- MM Total: \$53,409
- Assessment Checking Total: \$30,880
- Expenses YTD: \$117,449
- Overall Receivables:
  - 25 homes with past due money on the books (17 >\$1000); collection rate = 90% paid
  - Lien release sync-up is complete and being prepared for processing with the county

### Election of Officers

The following residents were approved by a unanimous vote to be on the board and Board of Directors next year. They Are: Officers: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell, Board Members: John Spottswood, Steve Scheerer, Lindsey Mrowinski, Norma Sollman, James Miller, Shelbi Maxwell. Board of Directors: Cheryl Edmondson.

If anyone else would like to join the board, please contact any of the officers or Board Members, we would love to have more residents involved.

- Election of Officers (*can have 11 total exec board and 3-5 board of dirs.*)
  - Open/expiring positions – 7 executive board up (Brian/Quinn/Norma/Jai/Karla/Lindsay/Steve); at least 1 board of directors (Eliza F/Cheryl E)

Treasurer Quinn Gregg presented the 2022 plan. The budget was based on

a 90% collection rate, with the HOA Dues amount of \$425 per home. Based on expenses and price increases on items, (pool maintenance, lawn care, utilizes, unexpected repairs, etc), \$120,000 will be needed to cover the expenses. John Spottswood made the motion that the 2022 budget be approved. The motion was seconded by Steve Scheerer. The 2022 budget was voted on and passed unanimously. To view the entire budget and break down of expenses, please visit our website.

- 2022 Budget Review
  - Review 2022 anticipated budget
  
- Pool
  - 2022 swim team – working on meet-up time and 2022 plans
  - Grout line work and closing are complete, and the cover is on the pool.
  - Pending items:
    - 2022 contract, preferably multi-year, and w/option for extended weeks
    - new diving boards and lights on timer – NPM quote outstanding
    - shade structure
  
- Lawn Care / Greenway
  - Cuts should be ending soon. Right now, we have had 22 cuts to date.
  - Spillway cleanup – reschedule in spring
  - Pending items:
    - Lollipop request vetting for future inclusion in 2022, to include mowing behind this area in the greenway.
    - Lion's Club bench for Amelia Meyer – run location by Jill Meyer, the location has not been decided at this time.
  
- Clubhouse
  - Rentals continue at a steady pace – 6 scheduled for Nov/Dec
  - Review electricians estimate from John (if applicable) prior to roof work starting
  -
- Shelbi Maxwell will also be contacting Mid-West Electric for a bid for the electrical repairs needed at the clubhouse.
  - Pending items:
    - Waiting on update/quotes to resolve and repair the light outside, then have a neighbor lined up to fix the ceiling.

- Paint and heavy cleaning planned for bathrooms – Mike/Shelbi to coordinate a time.
  - New chain is up across entryway to the clubhouse parking lot.
- Newsletter/Invoices
  - Mike will reach out to get late fees updated on the accounts outstanding and then the 2022 \$425 entry added to everyone for printing. – **Still in progress**
  - Mike will take a first pass at the newsletter and then get it proofed and sent to Brian for printing by NNI. – **Still in progress**

The Fall Festival was a HUGE SUCCESS!! A Huge THANK YOU to our Festival Coordinators Lindsey Mrowinski and Shelbi Maxwell!!! This event would not have happened without all of their hard work.

With that being said, these two great ladies are thinking about the possibility of doing some kind of fun Christmas event. Please watch for more information on this event.

- Fall Fest
  - The Fall Fest event on Saturday, 10/30, was a huge success thanks to a ton of work/time/effort by Lindsay and Shelbi (among others). We probably had 200 people there at the busiest time. It included games, contests, trunk-or-treat, two bounce houses, and a food truck.

Open Forum

- Mike to handle due increase amendment and send to Quinn for Clay County recording – **Still in progress**

With no further business, the meeting was adjourned at 9:01pm

Respectively Submitted,

Debbie Mitchell, Secretary