



HOA Board meeting

Meeting came to order at approximately 6:34p.m. via Zoom

In attendance:

HOA Board: *Bill Navigato, Dimuthu Tilakaratne, Michael Lauher, Elly Peirson, Denny Morgan, David Eisenmann, Larry Jacobson*

Homeowners: *Robert Dunker, Barbara Schroeder, Joseph Madden, Kim Kidwell, Gini Bain, Carol Wisniewski, Denise Lauher, Ryan Hiser, Lynne Hellmer, Dan Dalpiaz, Taylor Sharp, Tim Ward, Rich Surlis, Janis Navigato, Seth Hansen, Alyssa Marcantonio*

- I. Secretary's report
 - a. Minutes shared for September 15, 2020 meeting, copy offered for inspection, also available on the HOA website
 - b. Michael Lauher moved to accept the minutes, Larry Jacobson seconded, motion passed without opposition
- II. Treasurer's report
 - a. Builders paid last year's assessement in advance
 - b. Decreased delinquent homeowner dues to two homes
 - c. Overspent our budget by \$1,115.12, but there was a surplus of over \$21,257.88
 - d. We have \$44, 435.24 in assets in our bank account
 - e. Larry moved to accept the report, Elly Peirson seconded, motion passed without opposition
- III. Proposed budget
 - a. We are over budget by approximately \$5,000
 - b. Pond maintenance expenses are under budgeted, may be closer to \$4,000
 - c. Erosion issues around the pond is a long-term issue that will need to be addressed, may cost up to \$100,000. Will need to determine how much it will cost to address the issue and start saving money in the reserve for this large expense.
 - d. Dimuthu suggested we obtain a research study to determine how much money needs to be put in reserves
 - e. Harold Adams said that Prairie Fields added a little bit to their dues that was ear marked specifically to go towards a reserve budget
 - f. Michael explained that a challenge to this HOA is that we are operating with two separate HOAs, but one budget and any change to our assessment would have to be approved by the developers who govern Phase III's HOA.

- g. Barb Schroeder suggested that we put aside part of our existing dues toward addressing the pond issue, as was done in the Lake Maynard subdivision
 - h. Ultimately we are trying to avoid a dues increase
 - i. Vote taken on whether to balance the budget or create surplusage towards reserves – tally was essentially even.
 - j. Elly moved to table the budget issue and regroup with the landscape committee to determine where to trim the budget and propose a new budget at the next meeting. Larry seconded, motion passed without opposition.
 - k. Michael moved to allow the treasurer to continue to pay bills in the interim, Larry seconded, motion passed without opposition.
- IV. Landscape Committee Report
- a. Reviewed the projects we completed last year which was mostly cleaning up the entrances and developing Summerbrook Corner. Outlined future ideas for those areas.
 - b. Rich McMurray said the benches need to be leveled. Lynne Hellmer requested assistance to level them as they are 400lbs each.
- V. By-laws
- a. Modification to by-laws drafted by Harold Adams includes the following as discussed in July 1, 2020 meeting:
 - i. Limit board members to 5 people
 - ii. Staggered terms
 - iii. Vote by email and other means than in person
 - b. Must be approved by over 50% of homeowners (96 votes)
 - i. Proxy vote – 74 people sent Bill their proxy approving the amendment
 - ii. The developers also agreed by email, but we only received proxy forms for Nick Taylor, Russ Taylor, and Paul Phillips.
 - iii. Approximately 14 people attending the meeting tonight stated they intend to vote in favor of the amendments
 - iv. Elly moved to table the vote on the by-laws to see if we get more proxy votes in from the developers and homeowners
 - v. If Bill receives enough proxy votes for the amendment to pass, the board will call another special meeting in early February, giving the homeowners 10 days notice
- VI. Board Candidates for 2021 and election
- a. Eight people have indicated an interest in becoming board members next year
 - i. William Navigato
 - ii. Michael Lauher
 - iii. Denny Morgan
 - iv. Elly Peirson

- v. Dimuthu Tilakarantne
 - vi. Tim Ward
 - vii. Ryan Hiser
 - viii. Barbara Schroeder
 - b. Need to determine how the election will take place and how the votes will be counted.
 - c. Election will be sometime in late February or early March
- VII. Dues for 2021
- a. Elly moved to keep the dues the same as last year (\$225)
 - b. Larry seconded, motion passed without opposition
- VIII. Facebook communications
- a. Elly said that she will no longer post messages on behalf the HOA on the neighborhood Facebook page because it creates a situation where she personally has to field all issues involving the board.
 - b. Michael moved that HOA business will not be posted on the neighborhood Facebook page. Larry seconded, motion passed without opposition.
- VIII. Advertising meetings
- Michael suggested that he post a sign at each entrance to advertise the meeting. Barb agreed that is the way her former HOA advertised, and left the date blank so the sign can be reused. At this point there is no line item for this expense, so it is tabled until the budget is revised.
- IX. Miscellaneous Questions
- a. Question about whether the bylaws address if a home has to be occupied. They do not. As long as a home is properly maintained.
 - b. Question about whether a lot owner is required to develop the lot once purchased. They do not.

Meeting adjourned at 8:16 pm

Next meeting will be in the beginning of February to address the bylaws amendment and determine logistics for the election of the board. The election meeting will be the end of February or early March, possibly in person.