

Board Members Present: Dakota, Aaron, Tim, Umesh, Jeremy, Shane

#### Notes April 4th 2024

- Brian from Hudson pond phase is willing to also join the board
- Shane nominated as Vice President, voted and approved
- Jeremy nominated as Secretary, voted and approved
- Review of financial updates from Umesh
  - Financials look good and are up to date from Jan 2021 until end of Jan 2024. \$43,090
  - Current balance as of April 4, 2024 \$50,204.73
  - A few expenses without receipts (items closed and documented on April 4, 2024)
    - Chad Clark on pond landscaping in 2021 - \$3100 from bank statement 6/7/21 our of bank 6/14/21
    - Aaron had a reimbursement of \$145 for \$25 gift cards for home owners that help water the grass seed at Loren Pond
    - Menards expense for fixing fountain at Hudson pond \$55
    - \$461.25 expense for lawyer that supported semi parking concerns
    - Aug 21 to Tim Hanson for office expenses for \$189
    - July 22 for Menards expense for Hudson pond fountain repair
  - Pond expenses
    - Both Jason Swanson and Prairie Creek treat pond
      - Need a better defined schedule for the treatments
      - Get a quote from Top Turf Iowa - Dakota
      - Can they quote yearly rather than each visit? Tim to get from current companies
    - \$13,364 on ponds in 2023
    - Desire to set a budget for pond expenses
      - How to set this budget and better understand the pond short and long term needs?
    - All overflow water goes into ponds so entire neighborhoods responsibility
- How to address homeowner concerns on financials?
  - Wait for response for Katie and what additional information is desired
  - Umesh has financials updated and can be shared
  - Umesh will send a PDF of the documents to homeowner
  - Shane and Umesh plan to meet with her in person before April 12
  - Dakota will put missing financials on website
- Website
  - Just got missing password from previous board members that have moved away 2 months ago
  - Board now has ability to update the website - Dakota is working to publish this
- Required roles and responsibilities of HOA
  - Review HOA bylaws
    - These state obligations of the HOA
  - Legal documents referenced by homeowner were not bills passed in Iowa

- Late fee of \$25 approved in 2019 after March 31
- Management of homeowner dues
  - This is all currently done manually
  - Referenced another HOA and how this is done. They have the assessor with a list of addresses and homeowners every year.
  - All dues are paid from 2021 to 2023
  - Jeremy offered to take this over
- Neighborhood cleanup day
  - April 20th at 10am - Meet at the park restrooms. Aaron will post on Facebook.
- Future agenda topics - Next meeting May 2
  - Generate list of topics to discuss with lawyer of HOA requirement
  - Hudson pond long term management