

Quarry Woods Home Owner's Association
Annual Meeting Minutes
January 25, 2023, 6:00 PM - St Augusta Legion

- I. Call to Order / Welcome (Jim Dahl)
 - a. Meeting was called to order at 6:00 PM
 - b. Approximately 40 neighbors were in attendance
 - i. Exact count was not determined – Not everyone signed in

- II. Meeting Purpose (Jim Dahl)
 - a. Provide an annual update to the Quarry Woods homeowners and lot owners
 - b. Neighbor introduction
 - i. David provided a Contact List and attendees were asked to update information
 - ii. The contact information is only used for Quarry Woods related communications – It is not shared

- III. Old Business / Recurring Items
 - a. Treasurers Report - David Miller, Treasurer, provided our current financial state
 - i. *Detailed report is included with the Meeting Minutes email*
 - ii. Revenue, expenditures and potential liabilities were covered
 - iii. **Please ensure you are current on your annual dues**
 - iv. Thanks to David for providing copies of meeting documents
 - b. 2022 Wrap-Up (Jim Dahl)
 - i. Jim covered some of the projects addressed in 2022 and thanked those involved
 - 1. 2022 projects included – Lighting, trimming of trees on paths and entryways, Sherwood Loop park Gazebo
 - 2. The Quarry Woods family outing was resumed in 2022. Thanks to Bill and Jan Gans for organizing! **Bill and Jan have volunteered to plan and conduct the 2023 gathering – Thanks, again!**

- IV. New Business
 - a. Board Member Election – One, three year term is up for election
 - i. Thanks to Bryant Fritz for his service to the HOA!
 - ii. Candidates / Voting
 - 1. Jan Gans submitted her name – No others responded to the meeting invitation or came forward at the meeting
 - 2. Jan provided her thoughts on participating and the need to continue with an active Board
 - 3. **The vote was unanimous – Welcome, Jan!**

- b. Planned projects (Jim Dahl / Denny Niess)
 - i. Jim covered the results of questions asked in our newsletter related to possible upgrades
 - 1. Improvements mentioned included a pool, pickle ball court(s) and a park
 - a. There was minimal response and the majority of the responses wanted to remain status quo
 - 2. This does not mean that the topic is no longer valid
 - 3. Jim stated he feels strongly that neighbors who have these ideas should be willing to research them and flush out costs and concerns. Since we are all volunteers, the workload should be distributed. Small project teams can be formed and report results to the Board as well as solicit neighbor input and communicate results through email, newsletters other means
 - 4. The Board will provide support as needed
 - ii. Denny covered his discussions with Jay Johnson. Jay purchased the Paulson land tracts along County Road 136 and 34th Street
 - 1. Jay plans to continue to remove / redistribute granite and eventually offer lots for homes – Exact number is to be determined
 - 2. The process will likely continue for multiple years
 - 3. Denny approached Jay about joining our HOA and this seems to be a favorable direction to pursue
 - 4. Jay will allow neighbors to have granite from his property – There may be costs associated with transporting
 - 5. There was favorable response to this course of action and plan – It appears to rule out the development of apartments on the properties
 - 6. **Action – Denny will continue discussions, consult with an attorney and keep the Board and neighbors informed – Thanks, Denny!**
 - iii. Denny mentioned moving granite to areas around our quarries to improve and mask site and sight lines – He will work with an excavator and granite will be sourced through Jay Johnson’s properties
 - iv. We will continue to address the County Road 136 entrances
 - 1. The 34th Street entrance presents a safety concern
 - a. Jim has contacted the City multiple times on this
 - b. Several neighbors had removed a large number of trees already based on the City stating we were responsible for controlling the areas outside roadway easements
 - 2. Beautification and visibility projects will be looked at for both Quarry Woods entrances along County Road 136

3. Action – Denny and Jim will continue to work with City officials on a solution and will look to escalate the concerns

- c. Reminder of covenants observance (Jim Dahl)
 - i. Jim covered the property owner’s responsibilities to clear snow and maintain properties according to City regulations
 - ii. The HOA does not monitor or respond to City governed regulations or violations of them – Please contact the City
 - iii. The City has regulations and enforcement procedures in place
 - iv. Jim asked that all property owners familiarize themselves with our Covenants
- d. Architectural Review Committee (ARC) Purpose / Update (Jim Dahl)
 - i. Committee leader selection – Bryant Fritz has asked to step down as the Chairperson of the ARC – **We thank him for his service!**
 - ii. Murray Mack has volunteered to participate and chair the ARC – **Thanks, Murray!**
 - iii. The ARC will continue to evolve and having Murray on board, we will have expanded insight to future trends
 - iv. **Action – Jim will update the ARC Checklist – It will be attached to the email for these minutes**
- e. Sherwood Loop Project (Bev Host)
 - i. Bev covered the gazebo updates performed during the last year
 - ii. Next steps will be to look at buck thorn and brush removal
 - iii. **Thanks, Bev!**
- f. Quarry Woods website (Marty Nelson Jr)
 - i. Marty was unable to attend
 - ii. **Action – Dennis Host has volunteered to assist Marty and will contact him directly. Thanks, Dennis!**
- g. Quarry Woods expansion plans (Denny Niess)
 - i. Denny covered the Johnson property plans – See notes above
- h. Board meeting plans (Jim Dahl)
 - i. The Quarry Woods HOA Board is required to meet at least once per year and as needed to address business and concerns
 - ii. **Action – Jim has scheduled a February 15th meeting – The minutes will be sent to the HOA members after the meeting**
- i. Other – Brought up at the meeting that were not on the agenda
 - i. There was a question as to the HOA insurance policies in place
 - 1. **Action – David will investigate – He has sent out the policy information to the HOA contact list**
 - ii. Jan Ganz asked about the HOA policy on rental properties
 - 1. **Action – The Board will review Covenants and Bylaws**

- iii. Murray Mack asked about looking into adjusting the annual dues to reflect planned projects
 - 1. David mentioned that the current HOA funds reflect an approximate \$37,000 positive balance after satisfying all known obligations
 - 2. **Action – The Board will discuss at the next Board meeting**
 - a. **The budget will be examined, potential projects, obligations and current financial state will be discussed**
- iv. David Miller mentioned he will likely be relocating in the next few years and would step down as Treasurer
 - 1. This is a critical position in the HOA
 - 2. **Thanks to David for his continued efforts and giving ample notice of his plans**
 - 3. Jim had approached Doug Rask about working with David to transition tasks
 - 4. **Action – David will determine timing and involve Doug as his plans evolve**

V. Next Meeting – TBD

- a. Tentative timeframe will be late January 2024
- b. If items come up that require attention by all neighbors and lot owners, a separate meeting may be called or a discussion/voting process will be carried out

VI. Meeting Closure

- a. Meeting was adjourned at 7:00 PM
- b. Minutes prepared by Jim Dahl