

## Board Meeting Minutes

Date: 06/01/2020

Board Members Present: Duane Lockas, Kim Czyz, James Smith, Lori Kimes, John Nelson

June 1, 2020 Board Discussion Items

Meeting called to order 6:00 PM

- I. Treasurer's update Current balance \$8,300.36
- II. Water Basin Maintenance proposals needed for ongoing maintenance.
  - a. Requests for bid to "The Tree Guy, Larry Fleming".
  - b. Any other possible service candidates?
- III. Property owners' 2020 assessments will be mailed out June 2, with Outlot proposal and ballot
- IV. Discussion on Outlot proposal and status update
  - a. Rachael Nowak posed question for the board - Would the POA consider removing 3 trees prior to their purchase of the outlot?
    - i. Response: Discussion with Board Members was in full agreement that no more Association funds would be spent to remove any trees or vegetation from any outlots or berms apart from current maintenance. Adjacent property owners will take possession in as is condition.
    - b. Chad Holloway expressed a concern with the whistle (culvert) in the ditch in the adjacent outlot "A" was damaged. This damage is preventing water from draining in the ditch posing a significant problem for hand mowing and ongoing maintenance of the ditch.
      - i. Kim Czyz spoke to Bill Boettcher at the City about it. The Board Members discussed the current condition and it is the consensus that this existing condition should be resolved by the Association as this is an outstanding issue which cannot be passed along to the adjacent property owner(s).
      - ii. **Motion by Kim Czyz, seconded by John Nelson and approved:** Reach out to Bill Boettcher with the city and coordinate the resolution to have the "Whistle" issue resolved at a cost not to exceed \$750.
- V. New Business

Issue/concerns raised to the board from several property owners:

Are the Board of Directors considering the following sidewalk issues?

1. Outlots: The possible sale of subdivision outlots to adjacent property owners. If sold, the owners should be required to construct sidewalks on any outlot with street frontage. If the outlots are not sold, when does the subdivision association plan to construct the missing sidewalks?
2. Homes Without Sidewalks: There are a few lots in the subdivision with homes that have not constructed sidewalks.
3. Homes with Additional Side Lots: Some homes have been constructed with sidewalk and have purchased adjacent lots or half lots and have not constructed sidewalks on their expanded property. When are they required to construct the additional sidewalks to complete sidewalk continuity?
4. Vacant Properties without Sidewalks: Some properties are vacant lots without sidewalks, although adjacent properties have sidewalks. At what point should the owners of the vacant lots be required to construct sidewalks in the interests of pedestrian & child safety, and pedestrian route continuity?

Board discussion and action:

As for the outlots being sold by the Association, the Board's position is as follows:

1. Outlots divided on the "A" outlot have no sidewalk issues as this is the back of their properties.
2. Outlot "B" will be the responsibility of the Property Owner upon the completion of construction.
3. Outlot "C" will be the responsibility of the Property Owner upon the completion of construction.
4. Outlot "E" will be the responsibility of the Property Owner upon the completion of construction.
5. Outlot "D" no sidewalk issue back side of alley.

It is generally expected that construction of the sidewalk following completion of the home on a lot is required. Several lots have had no movement to begin excavation/construction, leaving the walkways around the neighborhood incomplete.

Article IV Covenants and Restrictions for Autumnwood Subdivision addresses sidewalks as follows:

*Construction of a residence on a lot must start with two (2) year from the date of purchase of a vacant lot from the Developer. Any application to the City for a Building Permit for a new residence... Start of construction shall be evidenced by excavation for a foundation or basement. Exterior of the residence must be completed within Six (6) months excavation start and all driveways, private sidewalks and landscaping must be completed within one year of excavation start.*

There is a two (2) year requirement from the purchase of a lot to begin excavation and a one (1) year requirement from the beginning of the excavation to complete *all driveways, private sidewalks and landscaping*. Up to present sidewalk completion was not enforced because of probable damage to the walkway during construction on a lot.

Several lot owners have purchased adjacent lots and in some instances combined those lots where the Assessor PIN has now been joined into a single lot.

***Discussion and Action:*** The completion and/or maintenance of sidewalks throughout are vitally important to the neighborhood. Many rely on these sidewalks for safety to avoid walking on the roadway. For the safety of our neighbors, children, elderly and handicap the Board believes the completion of the sidewalks are essential.

All current property owners of lots where it is clear no building of a home will occur will be notified of the sidewalk requirement, in writing, explaining the requirement to complete the sidewalks on their property by a given date.

Property Owners who have owned lots for several years will receive letters explaining the requirements to complete the sidewalks on their property. Any current property owner who can demonstrate a start date for construction will be given consideration for an extension only if their request is submitted to this Board in writing for approval. If no construction or excavation for a lot is planned, the lot owners will be expected to complete the sidewalks on or before a date, **yet to be determined**.

Draft of letter will be circulated for board approval by Jim Smith.

VI. Adjourn meeting 7:00 PM Motion by Duane Lockas seconded by Lori Kimes

Respectfully Submitted

**James A. Smith**

APOA Secretary