

**Druid Hill Townhome Association**  
**Annual Meeting 2021**  
October 25, 2021

The Annual meeting of the Druid Hill Association was held on October 25, 2021 at the Rollins Mansion. The meeting was called to order by President Paul Morris at 7:00PM. There were twenty-six units represented by members and six by proxy, thus the quorum was met.

The 2020 Annual meeting minutes were presented for approval. With no discussion, a motion was made by Jean Shires to approve them; it was seconded by Steve Jennings and the motion was carried.

**President's report:**

Paul Morris reported on several issues. Diane Lewis submitted her resignation in July, effective as of October 31. A search committee, consisting of Ben Ullem, Susan Moore and Steve Jacobs, have been searching for new management. They have encountered some difficulties due to our small size and hence low fees to a manager. Ben is trying to resolve some issues with the contract proposed by a prospective company; meanwhile Diane is willing to continue until a new management company is secured.

In the July zoom meeting, there had been discussion about the Reserve account. The Reserve is quite low given the needs of the community and it was noted that potential buyers also look at the size of the Reserve when deciding whether to purchase here. Along with increasing the size of the Reserve to a healthy level, money is needed to address many maintenance issues that need attention. These include, among others: three units have foundation problems; the culverts in the creek need to be cleaned; siding and trim repair is need in Phase 2; gate pillars are in poor condition; concrete on streets needs to be replaced, etc.

**Budget proposal**

The Board is submitting two budgets, one for the Operating Budget and one for the Capital Budget. Operating and capital expenses had not previously been presented separately.

It was proposed to increase the monthly dues to \$500 per month to address operating costs and to increase the annual Reserve assessment of \$1,500 for the capital reserve. This would replace the current annual Reserve assessment of \$800.

Gloria Morris made a motion to cancel the third year of the \$500 Landscape Reserve while increasing the annual capital Reserve assessment to \$1,500. Steve Jacobs requested that the motion be amended to allow the third year of the landscape assessment be put in the capital Reserve and then increase the Reserve assessment for 2022 to \$1,000. This would have the effect of providing \$1,500 to the Reserve, as originally proposed. After discussion, Gloria Morris amended her motion to include the changes proposed by Steve Jacobs. The change was seconded by Josh Kimmelman, and the Motion carried.

Because the HOA's maintenance and repair work occurs in the spring and summer, it was decided to make the capital assessment payable on or before March 31<sup>st</sup>. The cash will then be available when it is needed.

Discussion followed on the increases in the dues and Reserve assessment. Carla Parrish noted that the dues increase is 12%. Paul agreed, but said the current dues were too low - they increased last year only by the amount of the insurance increase. Costs have gone up significantly as have the needs of the buildings and landscaping as they age. Paul provided a list of currently known needs with cost guesses in the capital budget. Landscaping continues to be a large expenditure—both around the homes and the other common areas. There was a suggestion that homeowners do their own landscape maintenance, but that was not deemed feasible.

## **Reserve needs**

Bill Caldbeck referred to a Reserve study that was done in 2012 to determine what it would cost to complete all the needed repairs and maintenance at that time. The assessment needed then would have been very large, so the homeowners decided in favor of a \$1,000 annual assessment (later reduced to \$800) rather than fully fund the amount needed. The 2021 Meeting decided that we should update the 2012 study and Kelly Croft will look into getting such a study done.

## **Grounds Committee Report**

Steve Jacobs reported on the activities of the grounds committee for the year. This is a brief summary:

- 1) organized clean-up day in early spring
- 2) developed narrative of work done by vendors on our property and provided to owners: PG (Perennial Gardens) 2021 landscaping calendar, plus lawn & landscape services
- 3) worked with PM and Iowa Irrigation Inc. to create zone and sprinkler-head map of entire property; walked the irrigation system to determine times the system would run at each and provided both map/run times to owners (system shut down on 12-21 and heads marked)
- 4) walked property and created list of trees to be removed or trimmed; had trees trimmed or removed by TimberLine Tree Service (cost \$12,406)
- 5) removed beaver dam over by Cassidy Road bridge and behind Kimmelman's plus contacted DNR to identify beaver trapper. Beaver(s) are gone for now back to Gray's Lake (one subsequently trapped)
- 6) met with city engineer to get feedback on creek/pond erosion and silt issues, met with contractor to discuss cleaning out silt on both sides of east entry (received bid \$11,000 plus tax)
- 7) had contractor mow tall weeds below 2800 near creek
- 8) met with owner of Rollins Mansion to resolve leak onto our road; determined that they own the three dead/dying trees on north side of Fleur entry; they plan to remove them in 2021
- 9) PG redid Fleur entrance (\$3,961.33 DH and \$5,945.80 City); planted allium inside Fleur gate
- 10) had Ted Lare replant Listeria along curve by 2856.
- 11) determined that the top wall on east side of mansion belonged to them; got them to clean up the overgrown foliage

## **Nominations for Director**

With the changes in the Bylaws approved at last year's annual meeting, the directors now have two-year terms. Paul Morris, Barry Monaghan and Rosalie Gallagher are willing to serve for two more years. The floor was opened for nominations but none were made. A motion was made by Carla Parrish and seconded by Jean Shires to approve the slate of nominees as presented. The motion carried.

## **Homeowner concerns**

Issues concerning mulch were discussed and it was suggested that vendors should respond to homeowners' concerns when on site.

## **Adjournment**

With no further business to discuss, a motion to adjourn was made by Steve Jennings, seconded by Josh Kimmelman, and the motion carried.