

DRUID HILL BOARD OF DIRECTORS MEETING

MINUTES

APRIL 23, 2025

PRESENT: Patsy Shors, Jeanne Cunningham, Kathleen Gallagher, Jim Greenfield, Josh Kimmelman, Larry Kirsner, Jeff Horner and townhome resident Susie Kimmelman

1. MINUTES

- a. Larry made a motion to approve the minutes from the March 26 Special Meeting. Jeanne seconded the motion. The motion was approved.

2. TREASURER'S REPORT

- a. Jim gave his financial report for the past month. There was a lengthy discussion about the cost of concrete repairs for the complex and how to pay for these repairs. Jim explained that we are accruing more money into the operating budget due to the \$100 increase in dues that started January 1, 2025. He also said we do have \$31,000 in our reserve account. Now that our legal fees are paid, Jim will start moving money from the operating budget to the reserve account. Jim will move \$7,500 out of a CD into our reserve account right now. All Star Concrete will be doing the repair work. Jeff will talk to the owner and try to negotiate a plan to pay one half of this repair work now and one half in the fall. Larry moved that we authorize paying one half of the total cost of the concrete this spring and the other half in the fall when the work is completed. Mary seconded the motion. The motion was approved.
Josh moved that we accept the financial report. Larry seconded the motion. The motion was approved.

3. WORK ORDERS/TASKS

Susie Kimmelman reported a landscaping problem in the back of her property at 2810. Grass does not grow well so the area off her back patio is muddy. Patsy suggested Susie talk to Lounsbury Landscaping to get an opinion from them about how to fix it and a quote about the cost.

4. NEW BUSINESS

a. UNPAID DUES/ASSESSMENT DISCUSSION

Annette and Jim Wallace have not paid their HOA dues in several months as well as not paying the \$1,500 assessment that was due by the end of March. They owe a total of \$3,400. Jeff has contacted Annette on several occasions and has kept a record of those contacts in order to resolve this issue, Patsy has also

personally contacted Annette. Annette acknowledges she owes the money. The Board decided to impose a fine of \$25 per month for nonpayment of dues and a 10 percent fine on the assessment if that figure is legal in the state of Iowa. Jeff will check into Iowa law on that point. The Board also directed Jeff to send out a certified letter to Annette and Jim informing them of the fines for nonpayment.

b. LIZ HOAK FENCE

Patsy presented a proposal with a drawing from Liz Hoal to install a fence on the north and east side of her patio. There was a discussion of what this fence would look like and if it was allowed under the covenants of the HOA. Kathleen felt the fence would alter the look of her patio in contrast to all the other patios in the complex. Patsy pointed out that under the covenants this fence would be classified as a Limited Common Element. As stated in the covenants, it would take a majority vote of all the homeowners to allow the fence.

Mary made a motion to define the patio fence as a Limited Common Element and a Common Element as outlined in our covenants and as such would not be allowed under the following two sections of the covenants:

ARTICLE I, SECTION 6 – “General Common Elements shall not be converted to Limited Common Elements without a majority affirmative vote of those voting at a regular or special meeting of the Unit Owners.”

ARTICLE V, SECTION 3 – “Alterations to the exterior of the Building or Common Elements, however, shall not be made, if, in the opinion of the Association, such alteration would not become the integrity and appearance of the Property as a whole. The Board may condition its approval upon such terms and restrictions as it may deem reasonable for the protection of the interests of the Association and the other Unit Owners. “

Larry seconded the motion. The motion was passed unanimously.

c. LIBBY AND STEVE JACOBS TREE REQUEST

The Jacobs want to take down a cottonwood tree in the back of their home. This will cost about \$1,800. This tree is not in danger of falling down. It is a cosmetic issue. They would pay to have the tree removed and would like to be reimbursed. As there are not funds in the budget to pay for this right now, Jeff will talk to Steve about deferring payment for the tree removal until the fall when there should be more money to cover this expense.

d. IRRIGATION

The irrigation people will be coming soon to turn on the system. The sprinklers are not usually turned on for use until about June 1.

5. NEW BUSINESS

a. ITALIAN -AMERICAN CULTURAL CENTER

Patsy spoke to Jeff Lamberti. The work is continuing on the IACC building and grounds. They are halfway to their fundraising goals. They are getting grants to help with the cost.

6. NEXT MEETING

The next meeting will be on May 19, 2025 at 4:30.

7. MEETING ADJOURNED