

HOA BOD meeting on 5/21/26

Present: Brad Miller, Cathy Wyant, Lynnette Stout, Kim Ideus, and Mike Guessford
Jeff Horner from Property Management by Design joined us as well

1 – A Unit-owner inquired about doing their own landscaping at their Unit.

The BOD would like a list of acceptable plants if replacement were needed. Spirea, tall grasses, lilacs?

- HOA is responsible for shrubs and plants that were planted by the Association. Per our covenants the Unit-owner is not to plant or replant anything.
- Jeff advised that some HOA covenants read as: If unit owner pulls and replaces the shrub or plant, then the owner is responsible for them going forward.
- If we decide to tackle a landscaping project, Jeff recommends River Rock and possibly 3 shrubs for consistency. We could potentially choose volunteers, or the BOD could walk around and choose what we can replace.

BOD is also concerned with some of the new trees planted last year. Wondering if we need to pay someone to water them this year.

- Jeff advised that due to the excessive rain, a lot of trees are not looking healthy.
- A suggestion was to order Water bags from Amazon for the young trees. We could pay Keegan at Central Iowa Outdoor or simply select someone from the HOA to add the water bags to trees.
- Pre-emergent is in fertilizer. Due to this, grass seeds will not grow. You would need to add dirt with manure, add hay over it, then seed.

2 – Three bids have been obtained for Concrete repairs. Due to this being an expensive project, discussion on this topic consumed most of today's meeting.

- Have bids from Romar, KO Construction, and Jones Transformations.
- \$158k is lowest bid with Romar. Lynnette will ask for a bid from Amstutz Concrete also, a 3-generation company based out of Norwalk.
- Jeff provided some insight based on data and other associations managed:

Concrete life is about 15 years.

BOD will walk around and decide what is considered red, yellow, green to prioritize what items need attention first. When we decide, we will send out email stating which units are included in first phase. If other minor repairs are requested, we will revisit with contractor.

Kim's Unit 3005 entry was not included in bids, although we will ask for repair later. Need cost of removing and replacing A/C Units, and detailed breakdown of cost per Unit or Area on bid so BOD can prioritize.

- Our budget is \$100k. Based on current bid, a suggestion of 100k first year + 50k second year + 25k third year for cutting concrete and crack-sealing, which will extend the life of concrete. This also helps snowplows from catching cracks and damaging further.
- Phase 1 for first year would include: Patios, approach by street, main street through HOA.
- We have 22k for snow removal still available for 2026 budget, and we likely will not use for snow removal. This would act as a buffer or help maintain our reserve.

3 – Jeff shared with us that we might want to consider having our Master insurance policy quoted.

- American Family, Farmers, and AmTrust are competitive for Condo insurance right now. Some are re-entering the market and offering quotes again for HOAs.
- We have Hartford Insurance currently and could potentially save money by quoting it mid-term.
- Jeff is going to check with insurance broker to request a quote.

4 - Need to set up a time for the BOD to meet online with Co Lee.

- Co Lee will have a conference call to go over the reserve study with us.
- Mike and Brad have financial experience and will have the capability to change variables on the reserve study for a better outcome for our HOA.
- The goal is to be Fully funded for maintenance. Need to be at 70% to be fully funded, which is next to impossible for most associations.
- To increase reserves there are only two options: cut operating budget or raise dues. BOD will consider a CPI approach to increase dues over time.

Effective 8/1/26 Federal law is now requiring Condo Associations to have a reserve study.

5 – BOD will do a walk-through with Concrete Bid items on Thursday May 28 starting at 4:00 PM to prioritize repairs needed first to minor repairs. If May 28 does not work out, the plan is to meet on Friday May 29 at 4:00 PM.

6 – Next BOD meeting is scheduled for Thursday July 16th at 5:30 PM.

Brad Miller will be on vacation, and he advised continuing with the meeting without him.

Future scheduled meetings: September 17th and November 19th

Minutes submitted by Lynnette Stout, Secretary