

10/29/25

- Board Members Present: Jeremy, Tim, Kyle
- Treasurer Notes:
 - Balance
 - \$34,677.74
 - Will be reimbursed 5704.38 invoice wapsie pine for landscaping when its complete and city reimburses HOA
 - Work is complete but waiting on being reimbursed from city - **Tim**
 - Dues
 - 2025 - 189/193 paid. 4/193 unpaid. As of 10/29/25
 - Late fee of \$25 was assessed on Feb 1, 2025
 - One Neighbor paid 2025, 2025 late fee, and 2026 dues
 - Will send out additional communication to unpaid neighbors in annual letter
 - Cash flow update - **Umesh**
- Website update - **Shane**
- Algae control and fountain
 - Went forward with 1 (at most 2) applications per pond from August until the end of the year. No edge treatment
 - **Jeremy** to reach out on storing fountain and number of treatments from last communication
- Annual letter
 - Updated at meeting - waiting on confirmation for meeting location and time - **Jeremy**
- Annual Meeting
 - Updated at meeting - waiting on confirmation from lawyer on what was mentioned in letter to unpaid homeowners - **Tim**
- Yearly dues - how neighbors can pay outside of a check
 - **Kyle** to look into alternatives - check with Shane and Umesh on what they've done
- *Future meeting*
 - *Spring 2026 - check with wapsie pines for lawn care quotes - can we bundle for additional savings*
 - *Discussion topics with lawyer - list from May 2024*
 - *Food, flowers, etc to show appreciation for Cedar Stone*

7/30/25

- Board Members Present: Kyle, Umesh, Jeremy, Shane, Tim
- Treasurer Notes:
 - Balance
 - \$37,759.02
 - Will be reimbursed 5704.38 from wapsie pine for landscaping when its complete and city reimburses HOA

- Dues
 - 2025 - 186/193 paid. 7/193 unpaid. As of 7/30/25
 - Late fee of \$25 will be assessed on Feb 1, 2025
- Sending out late replies
 - **Tim** working with lawyer. Needs 2025 Invoice. Tim to send to lawyer
 - Working with lawyer to determine how we can ratchet up ramifications of not paying dues in 2026. For example, \$25/month every month. After 3 months put a lien on the property
- Sign
 - Paid 5704.38 for wapsie pine and will be reimbursed from city
 - Landscaping should be done early August
- Algae control and fountain
 - Prairie Creek - HOA paid ~\$6,700 already this year
 - Fountain sent to turn on from 500-930PM (~4.5 hours) on June 10th and has been set this way since. **Umesh** will look into utilities to see how much it changed
 - Shane and Umesh asked to put a hold on any further maintenance until middle of August and will reach out to them once decision is made
 - Loren pond - 25% of chemicals
 - Hudson - 75% of chemicals
 - Received 2 quotes from other companies
 - Bjorsen pond
 - Received quote for aerator (~\$1/day in electricity for 24 hours running. Less than fountain). ~\$2,700
 - Pond maintenance - \$1,100 for treatments but requires HOA to apply. Doesn't require pesticide certification per Bjorsen since its more of a bacteria rather than chemical
 - Wapsie Pines
 - Don't need to treat 5 time per year if its not needed (\$1400/treatment)
 - Fixing fountain or removal is 75-95/hour
 - Wouldn't need to treat weeds
 - Doing quotes for greenhill village condo association as well
 - Wapsie pine does lawn care as well but full this year. Something to look into next year
 - Board decided to move to Wapsie pines (seemed to be lower price, more willing to work with us, etc). Plan is to work with them for a 1-2 years and then reassess. Will plan to get quotes at start of 2026 to stay more engaged
 - **Brent** to ask for additional quote for Loren Pond
 - Send email to Wapsie pines on who to contact with contact info
 - 2025 plan
 - after 2 pond treatments of hudson and 2 for loren, will want approval from board
 - No weed control - will reassess in spring
 - Fountain removal, storage, and install

- Edge treatment - **Brent** to ask what this is
- 2026 - will ask for quote and decide on applications, etc. will reinstall fountain at a minimum
- Will contact prairie creek in middle of August after we move forward with wapsie pine
- Removal of lien on neighbor
 - Lawler confirmed this was complete. No lien on the property anymore
- Future meeting
 - Spring 2026 - check with wapsie pines for lawn care quotes - can we bundle for additional savings
 - Discussion topics with lawyer - list from May 2024

3/13/25

- Board Members Present: Kyle, Tim, Jeremy
- Treasurer Notes:
 - Balance
 - \$51,354.74
 - Dues
 - 2024 - all neighbors paid!
 - 2025 - 181/193 paid. 12/193 unpaid. As of 3/13/25
 - Late fee of \$25 will be assessed on Feb 1, 2025
- Tasks
 - Cash flow tracking - Umesh
 - Dues tracking - Jeremy
 - Email monitoring and replies - Kyle
 - Website upkeep - Shane
 - Bill paying - Tim
 - Pond rep - Bryan
 - Garage Sale rep - Jen
- Sending out late replies
 - Jeremy to send Tim rest of homeowners who haven't paid to get late notices sent out
 - Also send Tim who paid \$25 extra when they pay in Jan prior to late fee assessment
- Neighborhood clean up day
 - April 26th - Shane to update website, Tim will update facebook
 - Tim will talk to City
- Sign
 - Landscaping in front of sign
 - Shoot for something low maintenance
 - Tim to reach out to person who quoted landscaping previously
 - Paid by city (30104) and then paid Peters (21459) and sign company (8645)
- Algae control and fountain

- Ask Bryan about checking in with Prairie Creek - otherwise they will install fountain and continue same treatment plan as last year
 - They are under the assumption they manage the pond for the year
- Removal of lien on neighbor
 - Tim already talked to Lawyer and Lawyer said he would take care of it.
- Next meeting
 - Padlock for fountain timer
 - Verify lien is taken off neighbor
 - Landscaping

1/20/2025 - Annual Meeting

- Board Members Present: Shane, Tim, Umesh, Jeremy
- Neighbors present: Larry, Dan, Rob, Darren, Brent, Kyle, Colleen, Rane, Jordan
- Treasurer Notes:
 - Balance
 - \$45,448.50
 - Dues
 - 2024 - 1 unpaid neighbor
 - 2025 - 119/193 paid. 74/193 unpaid. As of 1/12/25
 - Late fee of \$25 will be assessed on Feb 1, 2025
- Sign Updates
 - Sign is complete, landscaping will be done in Spring 2025
 - City will reimburse up to ~\$35,500
- Cash Flow
 - Negative cash flow in 2024
 - Main expense - 12-14K goes to pond treatments and fountain electricity/maintenance
 - Options to have positive cash flow in future
 - Limit treatments on ponds
 - Alternative would be to have neighbors around Hudson pond pay extra for treatments
 - Limit treatments (\$5000) and fountain on time (4 hours in afternoon, will need a padlock)
 - Don't reinstall fountain
 - Alternative would be to have neighbors around Hudson pond pay extra for fountain
 - Increase dues for 2026
 - Conclusion
 - Limit treatments (\$5000) and fountain on time (4 hours in the afternoon, will need padlock)
- 2025 HOA needs R&R
 - Board positions
 - Pres
 - VP

- Treasurer
 - Secretary
- Tasks
 - Cash flow tracking
 - Dues tracking
 - Email monitoring and replies
 - Website upkeep
 - Bill paying
 - Pond rep
 -
- Ponds
 - Shane to contact DNR in spring to look for additional ideas to keep algae down