

Mirasett Home Owners Association
Board Meeting Minutes

Date: 5/24/21

Location: Zoom

Time: 6:30 PM

Attendance:

Gail Kramer

Ryan Thedy

Jennifer Noski

Jeff Zimmerman

Tania Albert

Call to Order: Gail kicked off the meeting at 6:38 PM.

Old Topics

Prior Meeting Minutes

Gail moved to approve the April 19, 2021 meeting minutes; Jennifer seconded. All approved. Motion passed.

Jennifer mentioned that we have not approved the annual meeting minutes yet. Gail suggested we approve the minutes with the changes of adding the homeowner names that we did not know off the top of our heads who made and seconded motions. Jennifer seconded this motion, all approved. Motion passed.

Finances

Jeff sent the check for the refund of the \$2 overpayment to the homeowner. No other finance updates since we haven't had any bills. Jeff also sent the letter to the homeowner who paid their dues late but did not pay the late fee.

Covenant Violations

No violations were noted by the Board Members.

Fencing

Sue was only able to get one bid from Southgate Fencing at roughly \$1,800. AJB would not bid on a job this small, but even if they did bid, it would be \$900 per day and a minimum of two days. They suggested Sue call Claussen and Sons and they did not return Sue's call. The bid from Southgate was to fix the gate and set new posts at the entrance and reattach the fallen sections.

A homeowner offered to have someone they know fix the gate to the retention pond. The Board discussed the implications of allowing someone to perform work on the behalf of the HOA.

Those in favor of hiring Southgate: Jeff, Sue, Ryan, and Jennifer

Those with no preference: Tania and Jennifer

Gail's nephew has a business and does fence repair as well and Gail can get a bid from him if everyone feels the conflict of interest is not an issue. The Board discussed and felt it is okay to at least obtain the bid and Gail will recuse herself from a vote on hiring him if the Board decides to consider the bid.

To do: Gail to contact Kover Does It to get another bid.

Landscaping

Gail and Tania met with two landscaping companies. One is Gail's nephew's company (Kover Does It) and the other is Sage Landscaping. Because we have not gotten the last bid, we can't review the bids to select the vendor. The Board agreed to discuss the bids through email so that we can get the contract in place soon because the weeds are overtaking multiple areas and homeowners are getting upset.

Sidewalks

Jeff's understanding of the tree project was that we agreed to replace the trees and the City would repair the sidewalk damage.

Committee to Research Increasing the Annual Dues

No work on organizing the committee yet. Gail to start organizing the meeting.

To do: Jennifer, Jeff, Sue, and Gail to organize the committee.

Retention Pond Dog Bags

Tania found out that we can buy the bags from Amazon since the City told us that we couldn't get free bags from them – the only way to get them free is when an HOA first installs them. Tania will order the bags and submit the expense for reimbursement.

To do: Tania to purchase poop bags and request reimbursement.

Board Invoices

Ryan sent the homeowner who request the 2020 landscaping details.

Cul-de-sac Tree Area

Jeff has not been able to look into the liability issue yet. Jennifer has not posted the notice yet, waiting on liability determination. A homeowner requested the Board allow their friends remove downed trees in the nature area behind the Southwick dead-end. Sue mentioned that she walked down there and thinks they may have already done it. Gail requested a vote of those not in favor of allowing the friends remove the trees: Ryan and Sue voted to not allow, all others voted to allow. Jennifer will send the email to the homeowner to let them know the friends will have to sign a liability waiver.

Gail mentioned that we may have two dead trees in the natural area as well. The Board agreed that we may want an arborist to come look and make the determination to take the trees out.

To do: Jeff to investigate fort liability.

To do: Gail to call an arborist to review the two possibly dead trees.

To do: Jennifer to send the email to allow the friends to remove trees if they haven't already.

New Business

Fence Staining

Gail's husband offered to stain and seal the inside of the fence along 70th. The estimate is \$220 in stain. Gail asked if anyone is opposed to having the fence stained. The Board discussed this and no large issues were brought up.

Neighborhood Garage Sale

The Board discussed when to hold the neighborhood yard sale and the weekend of July 9th and 10th were selected. Jennifer will post to the notice to the HOA Facebook. Friday will be about 4:00 to 7:00 PM and 9:00 to 2:00 on Saturday.

Board Communications

The Board is not always timely when responding to homeowners, some respond to emails quickly and some do not. The Board discussed ways to discuss things and get back to homeowners in a more timely way. The proposed method is to allow five days for Board members to weigh in on any homeowner emails and then if the topic is something easy, Jennifer can respond. Otherwise, Jennifer will let the requestor know the Board will discuss the topic at the next Board meeting.

To do List

1 – Fence repair

Gail to request quote from Kover Does It.

2 – Committee to Research Raising HOA Dues

Jennifer, Jeff, Sue, and Gail to organize new committee with post to Facebook.

3 – Jeff to Investigate Fort Liability

Jeff to speak with Hartford to see what liability we have for the fort behind the cul-de-sac.

4 – Cul-de-sac Area

Jennifer to send email to allow tree removal.

Gail to call arborist to review possible dead trees.

5 – Dog Bag Check

Tania to purchase poop bags.

Next Board Meeting Schedule

June 28th at 6:30.

Gail closed the meeting at 8:15 PM.