

Annual Bramblewood Homeowners Meeting

October 16, 2024

Meeting was called to order at 6:40 p.m. at the St. John Public Library. 20 homeowners and 4 board members were in attendance.

Introduction of board members: Ron Johnson/President, Elizabeth Danielson/Vice President, George Lamafalusi /Treasurer and Tom Cerwinske/Secretary

Special Guest from Public Works: Gabe Hernandez - Public Works and Parks Foreman took questions from association members.

- Cones over a few sewers are probably just waiting to be picked up.
- The city has \$50,000 for paving next year. This is typically matched dollar for dollar by the state.
- No Bramblewood streets are currently planned for repaving next year, 2025.
- 93rd Place and 94th are tentatively planned for repaving in 2026.
- City hopes to keep up with repairs to minimize additional street damage.
- Concerns expressed by association members:
 - Growth of the city vs budget
 - Re-seeding of grass torn up during the repaving of Julia is not going well.
 - Concerns over "split trees" along the east end of the berm and dying willow.
 - Condition of some of the sidewalks.
 - Condition of many of the streets in the subdivision.
 - Question regarding whether there were any plans to address the numerous accidents along the S curve - no.
 - The need for the town to generate more sales tax.
- We thanked Mr. Hernandez for taking the time to address the concerns of the association members.

Review of 2024 - West entrance pavers were cleaned and re-worked. Cobblestones at both the West and East entrances were redone. Replaced several scrubs along the East entrance. Rebuilt 2 aerators that serve the southwest pond.

Projects for 2025 - Replacement of tree at the East entrance. Address large trees on the east end of the berm that are splitting.

Financials - All but one homeowner has paid their 2024 dues. Projected budget surplus of \$6828.06 at the end of the year. Expect to end up with a balance of approximately \$14,000 at the end of the year. Encouraged homeowners to pay next years dues by Zell if possible.

Landscaping - We continue to use A&K Landscaping for lawn maintenance and special projects

Forever Green - We continue to use Forever Green for fertilizing and sprinkler maintenance. The board will discuss wetlands trimming with Forever Green.

State Farm - We continue to use State Farm for liability insurance.

Water's Edge - We continue to use Water's Edge for pond maintenance. This includes aeration, bug control, looks, and drainage. The last pond treatment was October 8th. Heat, lack of rain, and erosion had all impacted pond treatments this year. The board is looking at the possibility of installing timers on the southeast pond aerators.

Website - www.bramblewoodstjohn.com provides updated information regarding financials and subdivision news. Minutes and financials posted regularly.

BACC - Committee that oversees covenants and applications for home improvements. Any property improvements made need to be approved by the BACC and the homeowners are required to ensure that all appropriate permits are requested from the Town of St. John.

Trees - Last branch pickup is scheduled for October 28th.

Leaf pick-up - Starts on October 28th and ends in December.

Plants and Flowers - Th board would like to thank Leslie Poplan and Mr. and Mrs. Ron Johnson for designs and provides plants, flowers, and decorations on the east entrance with the change of seasons.


We would like to thank Ed Turic for his efforts in monitoring the sprinkler system as well as all of those who participate in the berm tree trimming.

There are board positions open – If you are interested in becoming a board member, please email the board.

Open Discussion & Q&A - None

The meeting was adjourned at 7:55 p.m.

Signed  _____

Signed  _____

