

E.O. Board meeting minutes from 10/8/2024

In Attendance: Board; Cathy, Brian, Ann. Members; Gene Bartkey, Colleen Gaichas, Kitty Ryan, Sue Carlson, Bev Jellum, Rich Racine, Mike Osterkamp.

Meeting called to order at 4:10pm

Approval of previous minutes-Ann made a motion to approve, Brian 2nd

Approval of financials posted on RowCal portal-Brian made a motion to approve, Ann 2nd

Old Business- We as a Board submitted the following work orders to RowCal after our “Walk Around” in August with Joey from RowCal-

Here are the Updates on each Work Order:

-**Dryer vents**= approved bid, waiting for RowCal to give dates

-**Gutters**=approved bid for 1 year, waiting for dates

-**Trees, bushes**=Chris Branum our landscape company will take care of

-**Painting**, exterior trim around garages, mailbox posts, and other misc= this falls under over \$2K so they must obtain bids for us before we approve

-**Egress covers**=we asked for a compliant cover (must be able to support 400 pds and open easily) for all egress windows, RowCal sent us a bid, Brian is further investigating what this bid includes. TBD

-**Brick exterior repair for 5900**=RowCal came back with an extremely high bid, we asked for more bids

-**Power Washing** =this will now be done in the Spring.

-**Crack filling**=RowCal said they were out and did this on 9/10/24

-**RowCal painted curb & Fire Hydrant**

-**5880/82 Deck railings** need to be placed=still waiting for response

-**Cable/Electric Boxes** need to be replaced-they contacted cable and electric companies and are waiting for a response from them.

-**Privacy Fences**-need repair and paint/stain=still waiting for response

-**Drain tile system** needs to be cleaned out on east and south side, whole system needs to be flushed=still waiting for response

New Business:

Chris' email-open for discussion with all members present regarding the road;

May revisit the city to ask to take over our Road, we may have to bring it to code, not sure. Look at Chris' idea of getting a grant when deemed necessary. The general consensus was the road is fine for now.

Increase in Dues:

It is determined that we must raise our HOA dues in order to stay on top of maintaining our community properly. We have not had an increase in 2 years and the cost of Insurance alone has tripled. There was a Building Reserve study done in Nov. 2020 that determined we need to raise our dues significantly in order to keep up with rising costs of maintaining our community. For example they suggested that we raise the dues 97% the first year, then 49% the second year and 33% the third year in order to catch us up to the normal 3% increase per year after that. Gulp.

As a Board we determined this could put undue strain on our members. We instead will graduate the first increase by **\$75 for the first year beginning 1/1/2025. This is approximately a 26% increase.** Each year after will be a discussion for the next years increase until we catch up to the 3% typical maintenance increase per year.

Review of RowCal:

We as a Board are not happy with RowCal due to:

Lack of communication

No help with our Budget

Financial Audit was ordered-not done yet

No sense of urgency to get things done

Not doing their job

We are currently shopping other Management Companies. We have a 30 day notice we must give to RowCal to get out of our contract with them. Once we have prospected a few we will set up meetings to interview them. We've already talked to one prospect.

Member Input:

Gene B.-concerned about the drain field, we advised that the work order is in for it

Mike O-are the Sprinklers fixed-Kitty answered yes, hers are working

Mike O-what is the balance in our financial account-Cathy H advised to go to RowCal website to find it

Rich R.-Concerned about his egress window due to he just spent \$500 at Menards and installed it himself. His can hold 450 pounds. Advised it may be fine and not need a replacement then.

Sue C.-expressed frustration at trying to get ahold of someone at RowCal and no one will call her back. Advised her to go directly to their office in Oakdale.

Someone-(can't remember who) brought up our Certificate of Insurance needs to be re-issued as it will expire 11-1-2024. Advised we will email Joey to send a new one out to all members for 2025.

Sue C.-please change her email address to 40SCarlson@gmail.com -She is not getting the emails.

Next Meeting-December 10th Holiday Gathering @ 4pm at the Osterkamp's home 5922. More details to follow. Thank you to the Osterkamp's for hosting again.

No Board Meeting at the Holiday Gathering

Adjournment- 5:07pm

Meeting minutes submitted by Ann Engstrum, Board Secretary 10/14/24