

## **Midland Downs Minutes**

### **February 22, 2025**

Board Members Present:

Kyle Emery

Katie Bass

Jesse O'Brien

Jennifer Domenech

- President Kyle Emery called the meeting to order at 2:04 p.m.

### **Old Business**

- Due to the shake-up on leadership, when president Eric Kraus stepped down, there was a delay in purchasing trash cans and benches. However, the first trash can, for near the lake, has been purchased. If it looks good, a second one will be added, and a bench will be purchased for near the lake (across from the mailboxes).
- The updated covenants have been put on hold while other issues with the community are addressed. Kyle Emery will be sitting down with the lawyer to find out the best way to move forward.
- The developer failed to file the proper paperwork to keep the HOA active with the state, so it was temporarily dissolved. It has been re-established, but under HOA board control instead of the developer.

### **New Business**

- Kyle Emery presented an update to what the board has been doing for the past year
  - Established a community outreach & community event board member in order to bring full events and food trucks to the neighborhood
    - With the addition of the 5<sup>th</sup> board member, Kyle dissolved the members at large.
  - Contacted the city to elongate the turn-ins to the neighborhood. They added 5'.
  - Contacted the city, who did a survey of the roads to consider adding speed bumps. Have not received a response yet.
- Kyle Emery presented a 2-5 year plan that he hopes his successor will continue
  - Continue to reinvest into the community with events
  - Beautify the pond
  - Add a pedestrian dock near mailboxes
  - Maybe add a fountain to better circulate the water
  - Maybe a patio or storage shed for HOA decorations on HOA land
- Going forward, it's assumed that the board is voted on by the community, therefore they can make decisions on behalf of the community
- Katie Bass & Jennifer Domenech are stepping down from the board.
- The board is working on creating a website to reach community members who do not use Facebook. The Facebook page is not an official HOA page.

- It will include copies of documents like meetings, covenants, etc.
- More dogs have escaped and been roaming the neighborhood, many without collars. Put collars on dogs, pick up after pets, and don't allow pets to go on lawns in front of homes.
- Landscaping costs are increasing. New landscaper will cover more land, help with irrigation, properly dispose of clippings, etc. Will also freshen pine straw at entrance. He will be digging up and repairing the irrigation system at the front of the neighborhood.
- Kyle Emery said he is working with the attorney to see if he can prevent the new area from being added to the HOA. However, if he's not successful, he's hoping to get the builder and/or developer to pay for a new Flock camera.
- The accountant says that our budget and savings are in a good place.
- HOA fees are due on March 15, and late fees will be assessed after that.
  - If you have not received your fees letter, let the HOA know right away.

### **Neighborhood Comments & Questions**

**Q:** Do we get a receipt for dues? **A:** No. If you do Zelle, take a screenshot for your confirmation.

**Q:** Will dues continue to increase? **A:** Reason to increase is because costs continue to increase. They've also (accountant, attorney) increased because of more and more houses. Hope is once everything is settled, we can stop raising it, but for time dues will continue to go up yearly. No defined date to stop. Hope is when neighborhood stops growing. Dues help keep up with inflation, costs of attorney increasing, accountant, utilities. Need safety for emergency repairs.

**Q:** Do we still owe money to Thayer? **A:** We don't owe them anything without receipts. The attorney suggested it be considered a donation that builder can consider as a tax write off.

**Q:** Can we get better lighting on the front? **A:** Conversation having with landscaper. Would like to brighten entrance up a little bit. Need to see if city does it or we do it? HOA will work with landscaper.

**Q:** Can we get a bigger no soliciting sign? **A:** Yes. Best advice is to call CPD if someone is soliciting. Violating city ordinance.

**Q:** Do developer/builder have intentions to expand further? **A:** Facts – nothing solid. Rumor – They're looking at all land to Calumet.

**Q:** When getting Thayer out of HOA, are Thayer/Bowles still the architectural committee? **A:** That's still in the covenants, so they still have that power.

**Q:** When website gets put up, can we get map of HOA property? What common areas are? **A:** Sure

**Q:** Can we get a nice sign for the backend? **A:** We can look into it.

**Q:** Who takes care of truck tires on roundabout? **A:** Landscaper is going to try to pressure wash them.

**Q:** The roundabout is broken. Can it be looked at? **A:** Can ask the city about it. Road and curb are city property. Soil behind it is ours.

**Q:** Is the webpage going to password protected? **A:** We can do that, but maybe have two different things – make public and then private page.

**Q:** Is the HOA going to landscape the area on Yellow Pine? **A:** It's not our property. It's the developer's property. Last year, Kyle weed whacked it by hand. But from liability, if we hire somebody to do it, we're trespassing. He's reached out to DB & PT, and not gotten anything back. Can call 311 for a complaint if it gets unruly.

#### **HOA election**

- Karen Oelgoetz was voted in as treasurer.
- Jessica Carden was voted in as vice president.
- Lisa Levesque was voted in as secretary.