

MEETING AGENDA

Location: Lisa's House – All Board Members present.

Date: May 4, 2026

Time: 6:30pm – 8:15pm

I. RENTAL RULES AND REGULATIONS

1. The new rule for rentals has been signed and notarized and being filed with the state. After filing, it will be added to rules and regulations and all neighbors will be notified of the change by mail within 30 days of the filing.

II. COMMITTEE UPDATES

- a. Committee Meeting was held on 4/11. Six neighbors attended, three other neighbors were interested but not able to attend.
 - i. The Social Committee met on 4/27. The committee is researching vendors for food trucks to bring to the neighborhood. Discussion of garage sales were also had. No official neighborhood garage sale at this time, but neighbors coordinating to have sales on the same day this summer. Thank you to the Social Committee for getting things started!
- b. Grounds Committee
 - i. Lisa Seourt is heading up the grounds effort. Thank you to Lisa and Nick VonBank who have also spent a lot of time picking up sticks and limbs throughout the common areas and around the ponds.
 - ii. Tree Updates – We have lost multiple trees this spring due to storms. The HOA has coordinated with Mike Martin to remove trees and grind stumps. More trees around the West Pond have been identified that need to be trimmed, if not removed. A large brush pile, and a limb in the creek will also be removed by the West pond.
 - Arborist David Chump will be in the neighborhood in May to inspect trees and

III. FRONT ENTRANCE UPDATE

- i. The board has heard from neighbors about the front entrance concerns. The Board will be doing the following to address the front entrance.
 - Mike Martin has been hired to grind out the stumps from where the trees were removed in the fall. This must be done for anything else to be planted there.
 - Trees: The board has spent several thousand dollars removing trees in the last year. The board wants to make sure we are not just planting more trees that will have the same problems we are currently dealing with. The board also wants to make sure that any trees planted are planted on common property.
 - The board will be working with a landscaper to develop 2-3 options for the front entrance. The board wants a professional to suggest what plants will grow well, and

what trees are best for the area. The landscaper will also provide visuals of what the space will look like.

- The board will send out visuals of the 2-3 options to neighbors to vote on what plan will be completed.
- The goal is for planting to be completed by the Fall.
- In the meantime, the Board will be cleaning up, prepping and planting in the front entrance. Hostas and hydrangeas have been purchased for the area.

IV. FINANCIAL UPDATES

- As of 4/30/26:
 - Checking \$64,572.15
 - Savings \$85,073.42
- All but 14 houses have paid their HOA dues that were due 5/1.
- One house has previous dues from last year and this year, all other late dues have been paid up to date.
- Reminders will be sent to the 14 houses that have not yet paid.
- A letter will be sent by certified mail to any neighbors who are significantly late in payment.

V. RIP WRAP

- a. The board approves for Richie Arthur and White Picket Fence Co. to purchase and distribute 10 yards of rip rap around the east and west ponds.
- b. Rip Rap will be delivered on 5/18.

VI. POND DREDGE UPDATE

- a. Zack spoke with Rich Hoover, Johnson County Planning Engineer about the east pond. Rich shared:
 - i. Because our neighborhood area is unincorporated, we cannot get help from the county.
 - ii. There is grant funding available and Rich is following up with information. He is also following up with contractors who are familiar with this work to connect with.
 - iii. The board is also reaching out the county survey and DNR for further information.
 - iv. Zack will follow up with Rich for further information.
 - v. Questions from the board:
 - What needs to be done to the pond?
 - What time frame does it need to happen in?
 - How much will it cost?
 - Is this a permanent solution?

VII. EMAIL LIST

- The Board will finish an email list that can be used for the neighborhood for faster communication.

VIII. NEXT MEETING

- Tuesday 7/14 at 6:30 at Lisa's house