

BEFORE REGULAR MEETING: Grass/sod bids – Damian reported on bids he got from Manny & Pierpoint Landscaping, Linda report @ discussion about this at last meeting but it has changed since now: **sidewalk placed by Sara is our only access to the areas at west pond and when they sod that area we are cut off from access so an emergency vote took place via board zoom mtg. A lot of discussion; pros & cons; different options etc. MOTION MADE BY Damian to accept Pierpoint/Dixon bid, Seconded by Sara, Ayes: Sara, Damian, Linda, Angie; Nays: Bonnie; Abstain: Wyndi was absent.** Then Bonnie/Angie expressed separating bids (to see if there is any savings that way); bids compared again w/Austin's discount being the deciding factor to go with him for the grass needs and Dixon for pool sprinkler heads. After much discussion about bids it was decided not to split the vote to save money on the overall project. So Ory requested another vote for proper validation. **Motion made by Damian to accept Pierpoint/Dixon bid, Seconded by Sara; Ayes: Sara, Angie, Damian, Linda; Nays: Bonnie; Abstain: Wyndi was absent**

At this time the board also voted to move the meeting to April 21st at 6:30 pm via ZOOM. **Motion made by Sara, Seconded by Linda, All in favor; Abstain: Wyndi was absent**

REGULAR BOARD MEETING: 4/21/2020 via ZOOM

BOARD MEMBERS PRESENT: Ory Smith – President; Sara Shaw – Vice President; Damian Avery – Treasurer; Linda Hurt – Secretary; Members: Angie Hall, Bonnie Pifer, Wyndi Busick

Guests: Stephanie Avery, Renee & Gary Fisher, Dee Nighswonger, Nikki Shirley

CALLED TO ORDER AT 6:33 pm

Sara posted the agenda on the screen. **Motion to approve made by Sara; Damian seconded; All Approved**

February minutes posted on screen (there was no March meeting): **Motion to approve made by Damian; Seconded by Sara; All Approved**

Financial report for Feb. and March: **Motion to approve made by Sara; Seconded by Damian; All Approved**

Old Business:

Ory reported that the 2 new houses at west pond fixed their sumps. Damian reported on the bids received from Manny and Pierpoint for sod at \$4150 for 3 different areas & sprinkler bid at \$680 were voted on and accepted. Ory announced that the board went ahead and voted previously on this due to emergency reasons; and stated that the vote was 4 to 1 to accept Pierpoint and Dixon bids. Damian said it's set for mid to late May when they can start. Damian said there was a slight adjustment to the bid charges because a chat rock sidewalk going in beside pool in our commons going back to the woods to neighboring north pond will decrease the sod amount a bit. This is to preserve the sod placed from that foot / bike traffic. Damian and Stephanie offered to pay out of pocket for this and Josh Weile offered to prepare the area for this. Any unused sod (@ 210 sq ft) will be placed elsewhere as needed.

East pond is bare around Rosewood entrance – maybe needs something. Sara offered money for chat rock also.

Ory reported that Minehha Township gave a written agreement to take care of the ditch at 159th. They plan on digging out the ruts, regrading it to drain, seeding it, and grass mats. It's at their convenience so we don't have a timeframe. Sumps and sprinklers are keeping this area wet so that's an issue.

New Business:

Pool is staying closed due to covid-19 stay at home orders, Ory stated, with no set time as to the opening yet. Damian reported on the dead plants from the pool landscaping job last year; they didn't survive so Suburban Landscaping will come out to replace those but will use a hardier plant than what was there. It will cost a bit more so Damian family and Dale Henley will be helping defray the extra cost difference. Also stated the weeds came back into the rock beds because of trapped debris since we used the same rocks that were previously there. We will also need pre-emergent for couple of years at \$39 each treatment. Sara reported a question in chat that asked for the plants price difference and Stephanie said we don't know yet; it may be around \$70. Dee N. stated that maybe other neighbors could be notified in case they are willing to help pay also and/or budget adjustments need to be made for these things in the future. Linda stated that the budget already allows \$450 to clear banks/rip rap but that we never know if we are going to use that so it might be available for this stuff also. Ory called on Nikki who said that they would pitch in on costs also and would like it announced to all so that others can offer also. Dee agreed that it would help to let everyone know of plans or wishes that have sprung up so that they are informed. Ory stated that an email can be sent out with a list of things that we'd like to accomplish and offer for others to chip in if they choose to. Damian suggested for end of year budget assessment for reimbursements as needed if no other help has been offered, if money allows. Bonnie agreed with Dee that it takes a toll on the budget if things crop up that aren't budgeted for originally.

Stephanie said that she and Dale want to look for trees on sale to place around the new sidewalk area beside Sara. Will need help digging and placing them if anyone wants to offer. Angie wants to know before purchasing since Josh gets them at wholesale costs. Linda reminded that this falls under one of the survey items to address commons areas with trees / bushes that the neighborhood voted on also.

Linda stated that she priced the grass carpet as an option for slippery floor at \$1.50 per sq ft that came to around \$60 per bathroom so that everyone knows what the cost came to from previous conversations about it. Sara offered to price the sticky strips and textured paint that is used around the pools at her camps. Damian suggested getting easy to clean solutions and others agreed. Sara will price items and get back to the board.

Neighborhood Updates:

The west fountain broke and is sent in for repairs. No cost idea yet but might be around \$400 - 800. Also, to get a bubbler fountain is extra costs of the controller box, wiring, and it needs depth to work so it would not be ideal on the west pond. We can change the head of our fountain if we wanted a different spray but no idea on costs (it had been said that this fountain was pretty loud). Linda worried

that future items placed by the developer could fall on us to pay for but Damian said that Gene pays for items that then belong to our HOA to upkeep. Damian said also the repair to this fountain now will have a warranty from the repair and we have assurances that they'd work with us if needed for the next year or so since we bought it there. Bonnie wanted to know why such a price difference for repair and Stephanie said because he didn't know the pump size on it. Damian also noted there is a \$2000 line item in our budget reserves for pump repairs.

Ory asked if anyone has anything to add; no one did. The next meeting will likely be done this same way but we don't know yet. Sara offered her business edition of zoom again which is much appreciated. Linda noted that she received a text that Mr. Fisher wanted to address the board so he spoke next. He wanted to thank the board for the hard work being done and that they really appreciate it. They knew that last year's board also had a lot of patience with their problems going on with their property drainage issues and they were so thankful for our patience. He reported that their sod was placed now and they were happy about that and grateful for our understanding.

Dee wanted to see if anyone wanted to do any zoom game nights for the neighborhood, they are really fun and might be needed. Practicing social distancing but still connecting and having fun might be a great idea for our neighborhood. Several ideas were thrown out: scavenger hunts, game night, virtual social, adults only night, zoom karaoke, happy hour, and charades.

Nikki wanted clarification about 159th ditch clearing ruts / permits and Linda said that it was agreed to clear ditch, rezone it, plant grass and place mats. She also wants some help next time to know who all is in this meeting. She didn't know the Fishers were on here or Matt Trospers; who said this was his first meeting so he was just checking it out.

Ory asked if anyone else has anything. Angie said it was a nice neighborhood letter that he sent out. Ory hoped it helped people in the neighborhood know what to do about the speeders and parties etc. and thanked Linda for making it look more professional with the header. Stephanie mentioned that due to people parking at the pool every night we might consider a security light placed there to deter night parking there. She asked if we should try to block the entrance at night; we talked about cones or a chain across the entrance. There was a lot of discussion about solutions. Dee offered the D.A.B. support for getting more patrols as needed, Ory thanked her for that and will let her know. Bonnie asked if they park for just a while and wondered if it was neighbors/families doing social distancing but Steph thought not since it's been happening for a couple of years. Ory mentioned private property signs and Nikki said there is a warning sign on the NW side on the fence.

Board adjourned at 7:24 pm and went in to Executive Session at 7:25 pm.

Adjourned Executive Session at 7:51 pm and returned to regular meeting at same time.

Motion made by Sara for Linda to get list of approved property projects from Racine; Seconded by Damian; All Approved

Motion made by Sara to hold off on all homeowner late fees until next month (May) due to Covid-19 and job loss; Seconded by Bonnie; All Approved

It's noted that HOA yearly assessment letters need to be sent earlier than it has been; it is an issue that has been placed on hold for addressing later. **Meeting adjourned at 7:54 pm.**

Linda Hurt
Secretary, Board of Directors