



*Jack Jones - President  
Jon Von Achen - Vice President  
Jeremy Smith - Treasurer  
Monica Williams - Secretary  
James Schmidt - At-Large*

October 2021 Board Meeting  
Community Bible Chapel

## **Minutes**

October 21, 2021

**Call to Order** by Jack Jones

**Introductions, Board:** Jack Jones, Jon Von Achen, James Schmidt, Monica Williams, Jeremy Smith (delayed arrival)  
absent: HOA Management Services (HMS)

**Homeowner Attendees:** Max Jester, Gary Young, Dave Lehman, Shawn Whisenant, Lori Kephart, Keith Kephart, Kelly Myza, and Jacob Myza

**Proof of Notice of Meeting** – Requirement met by website posting, signage, and email reminder

**Approval of September Minutes** – approved, motion made by James Schmidt, second by Jon Von Achen.

**President Report** - Jack Jones

Planning for annual meeting for January 20<sup>th</sup>, 3<sup>rd</sup> Thursday at 7 pm.

Notices should be sent out early December so we don't run into delays in postal delivery and processing.

Discuss dues increase. Economy is experiencing cost increases and while the mowing contract extends for a second year at a set rate, other vendors are increasing prices. And there are major costs on the horizon for refreshing landscaping at planters, tree trimming, and long term projects like spillway maintenance. Maximum allowed increase per year is 15%. A 10% raise would result in \$202.40 per home. Motion made by James Schmidt to raise dues from \$184.00 to \$200.00 per single family home and from \$92.00 to \$100.00 per side for a duplex. Jon Von Achen seconded, motion passed.

**HOA Management Service** – not present and no report provided

**Vice President's Report**

Approved Architectural Project Forms for the following:

4620 Farmstead Ct – concrete patio in backyard

4621 Farmstead – replace fascia, new guttering, paint

4875 N Homestead – garage addition

5905 E 47<sup>th</sup> – tree trimming

4700 N Farmstead – greenhouse in backyard

5816 E 47<sup>th</sup> – fence line moved closer to sidewalk

Roof issue – Owens Corning Duration Storm IR/Driftwood color wasn't listed as an approved roof, Roofing company confirmed they used an approved product.

### **Secretary's Report** – Monica Williams

No report

### **Member at Large Report** – James Schmidt

Install of approach on north bridge by Amazing Green has been approved and should occur next week.

Amazing green did overseed and aerate.

Contacted Tree Top about planter refresh, schedule is booked and will contact us in November. No quotes received from HMS as requested.

Tree cleanup of lower branches along north side of pond and downed branches along west hauled off by James Schmidt. Dump receipts submitted. Motion to pay made by Jack Jones and seconded by Jon Von Achen. No quotes received from HMS as requested.

Survey crews have been in the neighborhood in preparation for laying new lines for AT&T fiber optic cable.

### **Treasurer's Report** – Jeremy Smith

Balance of \$59,962.17 total for all accounts. Transferred money to STRYV leaving ~ \$14,000 for bill pay through HMS. Expenses for the year so far, \$37,620 and projected to be ~\$41,000 by year end.

3 homes with dues outstanding for 2021.

**Old Business:** Covenant changes have not been brought to homeowners. With Covid, door to door interaction has been discouraged. Discussion about when to present the document drafted by committee and legal counsel to the homeowners. To present and vote at annual meeting or postpone another year. Must have a high rate of return to pass and usually requires canvassing along with multiple points of contact to have ballots returned. No action taken.

**Attendee comments:** Gary Young brought up some covenant issues for compliance. Keith Kephart asked about possible improvements to the pond for neighborhood use like a grill at the picnic

shelter, a horseshoe pit, dog run, pickle ball or badminton court. Discussion about playground additions, costs and feasibility of improvements. Need to consider with next year's budget.

General discussion about skunks and coyotes in the neighborhood, vandalism at the pond, restocking fish at the pond. Would need to privately pay for restocking as public funds require open access to the general public to fish. Also turtle over population would need to be addressed before restocking. Issues in the past with neighbors interfering with trapping turtles for relocation.

Motion made by Jack Jones for an executive session, seconded by Monica Williams, motion passed.

**Executive Session - no action taken**

Jeremy Smith made the motion to pay half of the HMS billing. James Schmidt seconded, motion passed.

Jon Von Achen moved to adjourn, James Schmidt seconded.

**Meeting Adjourned**

**Next meeting scheduled for Nov 18<sup>th</sup>, 2021**