*Jon VonAchen* *- President*

*Jack Jones - Vice President*

*Jeremy Smith - Treasurer*

*Keith Kephart - Secretary*

*James Schmidt – At-Large*

May 2022 Board Meeting

Community Bible Chapel

**Minutes**

May, 2022 HOA Board Meeting 5/19/2022

Board Members present

Jon Von Achen

James Schmidt

Keith Kephart

Jeremy Smith

Jack Jones

Residents Present

George Smith

Linda Scott

Linda Galloway

Gordan Depledge

Jason and Tina Barnaby

Residential Property Management

Alyson Anderson

7:08 Meeting Called to Order

Signs and Website posting of Board Meeting

April minutes to be reviewed and approved in June

PRESIDENTS REPORT

New contract signed with residntial property management.

Last of HOA Management documents picked up by Jon.

4629 Farmstead - House with dumpster.

Sent in approval form.

Jon talked with the people doing the renovation.

Jack has also talked with the people.

Approval is now in hand.

Siding - White vinyl siding

Brick - to be painte alabaster white

Garage door - front door - trim - to be painte black magic

Estimated end of June for completion.

George Smith

Lawn Height? HOA vs City. City is more loose than the HOA.

House for sale on the corner.

Grass overgrown.

Damage inside.

RPS will send letter

15 days

Then letter number 2

15 days

Then assessment

TREASURER REPORT

Balance is transferred

$89+ in STRYV account

Jeremy will be working with RPS to set up auto payments.

Residents that haven't paid.

Will get list to RPS.

Approx 18 to be paid.

To let residents make payments online.

To continue to assess late fees.

Liens vs collections. We have liens but no collections capability.

VICE PRESIDENT REPORT

4629 Architecture Approval

Siding and Concrete Work

APPROVED

5905 Fence Change

4ft Black iron fencing - removing the wood

APPROVED

4602 Farmstead

Paint

APPROVED

MEMBER AT LARGE

Dog waste stations.

2 @ $554.20

Installed and being used.

Dog bags bought for replacmet online. 2boxes w/200 per box. $107.25

$661.45

Jack - Moved

Jeremy - Seconded

5 Approve

0 Opposed

APPROVED

Planters

Front 2 planters are cleaned up.

Bought Grub Control - 2 bags - $19.94

Discussion on Tree Top bid for landscaping.

Motion: Jack

Secon: Keith

In Favor: 5

Opposed: 0

APPROVED

James motions to see if Jack will talk with Tree Top contact to come down to $10k for dressing up planters. $1,796.

Concerns:

Jack, slow down to be sure we have money for next years needs.

Jon, care of cost for spillway, mowing costs, new management.

Linda: what should be done and what has to be done... and maybe do this in stages.

George: Howe much if we've encumbered? If we piece it out, we could end up paying more.

Tina: Project will go a long way to make the neighborhood look good. Like some of the lawns. When things aren't kept up it... Covenants rules could be enforced more.

James: We have been lax due to changes in management company and covid, etc...

Jason: Will there be landscaping with the new spillway repair.

James: No, just replacing the concrete.

Jeremy: $37k of expenses last year. Normal budget.

Jon: Go back to Tree Top to get a new quote. Spillway is a necessity.

Jack: Will go back to Tree Top for bid for the three planters.

Gordon: Are there contingencies that are unseen and could run up costs?

Jack: Most likely not.

Motion: Witdrawn

Storage for equipment; Paint; Records

Storage Unit

5x7 $58/mo

8x10 $78/mo

Shelves can be used from Steve's place that are HOA's

Tina: Salt mines for records?

Table for now to consider.

City Manager

Policy changing

Parking trailers in parking lots

Send out notice about trailers.

To be okay to park in driveway year 'round.

To publish our policy about having trailers in driveways for so long.

HOA Books needed for neighbors.

SECRETARY

nothing to report

Linda Galloway

Little Library

Talked to Jacob.

Door Hinges, latch... to finish.

Almost ready to finish and turn in to teacher for grade.

Target for opening - mid/late June

On track.

Will meet with James for location.

NEW BUSINESS

Post office box

Can just start sending mail to RPS

OLD BUSINESS

None

Jack motion to adjourn

Keith second

In favor: 5

Opposed: 0

Approved