*Jon VonAchen - President* 

*Jack Jones - Vice President*

*Jeremy Smith - Treasurer*

*Keith Kephart - Secretary*

*James Schmidt – At-Large*

October 20, 2022 Board Meeting

Community Bible Chapel

**Minutes**

**Call to Order**

**Board Members Present:**

Jack Jones - Vice President

Jeremy Smith - Treasurer

Keith Kephart - Secretary

James Schmidt – At-Large

Jon VonAchen - President

Alyson

**Residents**  
Linda Scott  
Ramona Becker

Linda Galloway

Gordan Depledge

Notice of meeting Posted.

Minutes for October approved.

Vote : 4-Y / 0-N : Passed (Jeremy abstained)

**President**

* Spillway not paid yet
  + Patch Job cracking
* Request from kids about halloween contest
  + Have outside source do the judging
  + Linda advises having someone do it.
  + Ramona advises a survey such as survey monkey
* Motion
  + Halloween contest
    - Alyson will send out email to residence
    - Ready by end of day Sunday the 30th
    - $50 1rst place
    - $25 2nd place
  + Vote: passed
* Collections
  + Possibility of turning over delinquent accounts to collections
  + Alyson
    - We can send a 30 day notice
    - Then go into collections
  + Jack
    - We need to look at a contract proposal
  + Discussion about liens
    - 3 Liens outstanding
  + Everyone agrees we need to look at a contract proposal by the next meeting.

Vice President

* 4901 N Highland
  + Remove and replace front steps and sidewalk and back patio all to original design.
  + All members vote yes
* 4900 N Homestead Roof
  + Replacing Shake Shingles
  + Pre-approved Shingles
  + Jack provided verbal approval
  + All members vote yes

Treasurer

* $68,698.53 Current Balance
* Not out of the balance yet
  + Money for spillway hasn’t gone out yet
  + Planters done for about $1,000
  + Motion to reimburse Jeremy up to $1,200 and receipts to be provided.
  + Vote: All vote yes : Passed

At-Large

* New doggy trash can bags
  + Qty: 2 $93@
  + Reimburse to James
  + $187.06
  + All vote yes : Passed
* Sprinklers for the plant boxes
  + Repaired
  + $295
  + Motion to pay : all vote yes : Passed
* Pond
  + Dept of pond to be measured Sunday after noon
  + Jack Koelling questions about his pump doing any good. Fish and game advise no.
  + Jack Koelling estimated the depth of the pond years ago.
    - Potential quote based on that estimate $4k-$5k
  + We are waiting for actual proposal
  + Bubblers not needed immediately. Maybe wait until next year. Wait until there is more water.
  + Restocking should happen in the spring
  + Restocking not recommended by fish and game if the depth is not deeper than 6’
  + Motion to reimburse Jack Koelling $100 for his pump and efforts
    - Motion carried
* Solar
  + Can solar panels be on the ground? No
  + General Discussion
    - More input needed from home owners
* 49th and Homestead (rock along the road)
  + Wants to rip out and plant grass
  + Dec 1 deadline to rip out rocks and back fill with dirt.
* Directory
  + Directory of residents is being worked on.
  + 235 Houses
  + To be done after the annual meeting
* General Discussion
  + Little Library is getting a tremendous amount of use
    - Books are being donated
    - There is a device that can count how many times it is opened. Approx $30
    - Motion to pay Lina Galloway $30 for purchasing a counter for the Little Library
    - Seconded
    - Carried

Jon Motion to Adjourn - Second - Passed : Adjourned 8:36 pm