



Home Owners Association

Minutes of the Annual Meeting

Saturday, Dec. 15, 2018

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President Tom Mick called the meeting to order at 10.05 am.

Members present: Tom Hix, Jim & Laura Hainsworth, Tom & Sue Terrell, Tom and Colleen Mick, Sandy Ruebusch, Bob Mai, Ted Clark & Gene Otto. Proxies had been provided for Richie Frahm, R.C. Roland, Gary Teale & Ann Austin, Laurie Farnsworth, and Doris Givens. Twelve of fourteen units were represented to constitute a quorum.

There were no minutes from the 2017 Annual meeting.

Reports:

Treasurer's Report: Tom Terrell reviewed the 2018 Budget reporting that income for the year was \$37,610.00 and expenses to date were \$34,607.93 leaving a balance of \$3,056.97. He noted there were still some bills to be received and paid, however we should complete the year with a small balance. The Association Reserve account is \$16,814.98 and the Septic Reserve account is \$3,576.19.

Members discussed budgeted items including yard maintenance items and snow removal. Some maintenance areas exceeded budget, but other areas were below expectations to compensate.

Tom noted he was still receiving estimates for the 2019 budget year, but recommended the Association maintain the current \$225.00 a month assessment, plus the \$25.00 a month contribution to the Reserve Account.

Landscape Committee: Chair Tom Hix reported that basic Landscape maintenance bids have been received for the 2019 budget year. The Committee is recommending pruning for the larger association trees which has not been done in previous years. He expects that additional service will range between \$1200 and \$1500.00.

Snow removal costs remain the same for next season and the Association is contracting for plowing service with a 2" accumulation of snow. A question was raised if the provider would plow individual driveways if owner's wanted that service. Tom Hix cautioned that the service would probably not be satisfactory as it would simply involve the truck dropping the blade at a garage door and backing down the driveway.

Projects under consideration for the 2019 budget year include (1) a fence in the natural area to conceal yard waste bins, (2) new trees or plant material on the north fence to replace the Maple trees which died two years ago, (3) adding cement edging on the north entrance bed, (4) lawn edge improvements near the natural area, (5) finding a new person or firm for annual perennial and shrub maintenance.

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Architectural Committee: Chair Gene Otto reported there had been no action requests for the committee during the 2018 year. All work accomplished was simply repairing or replacing existing structure.

Old Business:

Tom Mick explained that it was increasingly difficult to get owners to volunteer for Board and Committee positions and that loss of owner-volunteers could lead to having to hire a management firm to conduct the business of the Association. Tom Hix explained that the use of a management firm would raise monthly assessment from \$15 to \$30 per household, plus he reminded that even with a management firm there would still need to be an Association Board and members to direct the firm's work. The general reaction was that such a firm would be more distant and less reactive to immediate needs within the Association.

New Business:

Election of Board Members: Tom Mick thanked both Gary Teale and Tom Hix for volunteering for Board positions for Jan. 1, 2019 through Dec. 31, 2020. He called for any nominations from the floor. Hearing none, Gene Otto seconded the nominations and the group cast a unanimous vote for the nominees. Board member Tom Terrell's term runs through Dec. 31, 2019.

Correspondence: Tom Mick recognized an email from owner Walt Wolf which was directed to all members of the association questioning the monthly assessment and reserve fund. Discussion followed with members noting some corrections to details in the message. The group determined that the Board should prepare a detailed response and explanation which would be shared with all owners.

Meeting adjourned at 10:55 am. Members thanked Tom and Colleen Mick for hosting the meeting.