

Jonathan Association Board Meeting – April 20, 2021

APPROVED

Attendance:

Steve Dummer, Amy Gruber, Heather Chakirov, Jeremy Landkammer Ely, John Siegfried, Kevin Fafinski, Kevin Hill, Paul Van Dyke

FirstService Residential

Traci Gannon- On-Site Manager

Maggie Mahmood– Association Manager

Absent: Kay Rothe

Open Forum

Call to Order:

6:33 pm

Designate Quorum:

8 directors present, 1 absent, quorum designated

Adopt Agenda:

Jeremy Landkammer Ely proposed that the Agenda be amended to add Item C-Policy Resolution #22 to New Business

- Steve motioned to adopt
- Amy 2nd
- Carried

Secretary's Report:

Jeremy Landkammer Ely requested that the March 16, 2021 minutes be amended to remove hyphen from Jeremy Landkammer Ely's name, and that the minutes be further amended to remove vote count for the vacant board seat and instead indicate that Paul Van Dyke was selected to fill the vacant board seat position.

- Steve moved to adopt
- Kevin F seconded
- Motion carried

Treasurer's Report:

Amy plans to finalize the audit and present it to the Board at the next meeting.

FSR to confirm filing deadline for Federal and State tax returns.

Insurance policy is up for renewal and Traci is working with insurance team on final step of insurance process, specifically updating the asset sheet.

FSR to confirm reserve study numbers and obtain bids.

Management's Report:

- Update from FSR regarding completed projects, including update that community gardens up and running with 18 gardens, 8 of which are still available.
- Update from FSR as to in-process projects, including:
 - o Option for site visit if want a more detailed update for Reserve Study
 - o FSR recommending Mustard Seed for Obelisk Landscaping
 - o FSR continues to work with Andrew VanZelst regarding mailboxes
 - o Pond fountains install/maintenance pertains to two (2) fountains in Autumn Woods and one (1) in Mill Pond (rather than Lake Grace as Traci originally thought)
 - o Maggie provided staffing update
- FSR can provide someone from their admin team to take notes at meetings but require Board approval to proceed

Management Requests:

1) Collections Policy

- a. FSR requests Board approval of Collections Policy, including, but not limited to, language assessing interest rate of 8% per annum on 30 days delinquent homeowner accounts
- b. FSR to ensure interest rate assessment matches legal documents
 - i. If there is any issue, FSR will circulate an update

-Steve moved to adopt the collections resolution as presented upon verification of the acceptability of Section 1 and that the resolution would now replace any previous collections resolution/policies in place

-Amy 2nd

-Motion unanimously carried

2) Reserve Study

- a. FSR requests that the Board weigh in on whether to accept the reserve study known as 2049 Plan as presented or have a site visit
- b. FSR to check with Reserve Advisors on questions raised as to monument signs, pavilion and mail stations being reflected on the 2049 Plan

-Amy moved to adopt Reserve Study hereby known as 2049 Plan as presented

-Steve 2nd

-Amy rescinded motion after further discussion and determination that more information is needed before Board can vote on this issue

3) Landscaper for Obelisk

- a. FSR obtained bids for Obelisk landscaping and seeks Board vote on landscaper for Obelisk
- b. FSR recommends Mustard Seed for Obelisk landscaping
- c. Southview Design to handle for the monument signs consistent with previous approval

- Steve moved to accept management recommendation to use Mustard Seed for landscaping not to exceed \$8,000
- Kevin H. 2nd
- 6 ayes-1 nay, motion carried

4) Truck Purchase

- a. FSR seeking Board approval for purchase of new 2-door work truck
- b. FSR looking to order from either Ford or Chevy and presented images of possible options from each
- c. FSR recommending purchase of new work truck due to age and condition of existing 2006 work truck
 - i. FSR explained that it could take several months after ordering before the truck is delivered

- Steve moved to go with management suggestion with specifications they [FSR] mentioned, not to exceed \$41,000
- Amy 2nd
- 6 ayes-1 nay, motion carried

New Business:

Item

- Committee Updates
 - o ARC
 - ARC working on updating ARC Guidelines to include a guideline on solar collector systems, as well as to clarify and simplify the Guidelines
 - o Monument Updates
 - Update on placement of final three (3) monuments for this summer—those in Neighborhoods 3, 5 and 8
 - Neighborhood 3 monument approved for more visible placement that committee sought
 - Support for moving Neighborhood 5 and Neighborhood 8 monuments to medians
 - Next step to work with Hellmuth to get legal documents in place, including relative to who is obligated for maintenance
- Policy Resolution #22
 - o Board discussion on whether to continue Policy Resolution #22, a July 12, 2016 Board resolution which resolved that The Jonathan Association would no longer aerate association storm water collection ponds
 - o Paul moved to rescind Policy Resolution #22
 - o Heather 2nd
 - o 6 ayes-1 nay, motion carried

Adjourned: 8:12 p.m.