

Jonathan Association Board Meeting – June 15, 2021

APPROVED

Attendance:

Kevin Hill, Kay Rothe, Heather Chakirov, Jeremy Landkammer-Ely, John Siegfried, Paul Van Dyke

FirstService Residential:

Jeff Peterson-Regional Director

Rachel Henry-Administrative Coordinator

Absent: Steve Dummer, Amy Gruber, Kevin Fafinski

Open Forum: N/A

Call to Order:

6:36 pm

Designate Quorum:

6 directors present, 3 absent, quorum designated

Adopt Updated Agenda: Jeremy moved to change the New Business to include Lennar Development Updates and Autumn woods discussion.

- John moved to accept
- Kay seconded
- Carried

Secretary's Report:

- John moved to approve the May 2021 minutes as is.
- Kay seconded
- Carried

Treasurer's Report:

- Jeremy talked about the updates from the last meeting regarding the Reserve Fund contributions. There has been some good discussions and the plan is to get the Reserve Fund Plan updated. After that has been updated that will be given to FirstService Residential Financial team will review that plan as well as look at the investments to give an opinion. John wanted to know if the Reserve Study Plan would be made public and Jeff Peterson confirmed that is will be for the Board. That any questions or comments from the Board should be given to FirstService Residential in order to make sure it if addressed or reflected on the updated Reserve Study Plan. Jeremy suggested getting Board Members together in a separate meeting to go over the Reserve Plan to address questions or concerns from the Board.

- The 2020 Audit was also brought up as the Board still needs to review and approve it. Jeff Peterson said that he will look into the completion status and follow up accordingly.
- Insurance renewal is coming up soon.

Management's Report:

- Spring/ Autumn Walkthrough:
 - Management is tasked with the Spring and Autumn inspections. For this first year the focus has been on the Common Area Elements.
- July 4th:
 - Marsh Halberg looking for anyone who can volunteer (morning to the afternoon) and if anyone is interested in helping out to email Traci.
 - Traci provided a format about what July 4th to give the Board an idea of what it will look like but will get the details set with Marsh Halberg.
- Juliet Park:
 - This has been an issue since about 2017 when the Board set out to get a master plan of how to fix/ create parks, specifically Juliet Park which is the last one that needs to be updated. There is a grading issue that causes it to flood and the trees do not provide a buffer for the noise.
 - The project would start with the concrete than it would update the equipment. Which all of this is included in the proposal.
 - Trees would need to be added after these repairs and there will be a separate landscaping proposal at that time.
 - There was a motion to approve the proposal to not exceed \$50,000 to update Juliet Park.
 - John Motioned
 - Kay seconded
 - Carried

New Business:

- Mailbox Committee:
 - This is moving forward, there has been some confusion on if they can get a grant or not. If not they will have to use the Reserve Fund which has the funds available.
 - Working with the USPS on this.
- Eitel Committee:
 - This last week they went to the Eitel House with a historic engineer and Steve to look at the place.
 - The engineer thought that there is some utility left in the building.
 - The engineer could not give a price for what the cost would be to rebuild the house.
 - The structure would have to remain and there was a guess of around upwards \$25,000 needed.
 - The Committee is still looking at holding a listening session at Eitel House in order to gauge what the community has to say about it.
 - Next steps are to meet with the community by the end of August and to have the Committee to come to the Board with direction.
- Trails and Sidewalk:
 - Heather has reached out to Emily and are hopefully getting a meeting set up late next week.

- Monuments Updates:
 - Landscaping has started in some areas and it looks beautiful.
 - Edison signs have been challenging and the ARC Committee is upset with the failure to meet deadline. These signs should be installed by or around July 4th.
 - Legacy permits have been approved and this should be done by the end of the summer.
- Lennar Development Updates:
 - These homes will be merged into the Autumn woods Association, this is still in the approval phase.
 - Lennar is sending permits to the city. Once that is back it will go to the homeowners then the Jonathan ARC Committee will get the City plan.
 - Helmouth will work with FirstService Residential and Lennar to get new covenants and deceleration.
 - This brings up the monuments for Autumn woods since this new addition would make it a higher priority.
 - Lennar will put in the monuments for the addition but they wanted to give Jonathan the chance to have the Developer follow the Autumn woods plan.
 - The current monuments in Autumn woods are about 55-60 years old and blends in with the surroundings.
 - The Board agreed to move forward with the monument replacement/ update for Autumn woods which would be tasked to the ARC Committee.
 - There was a motion to provide the ARC Committee up to \$10,000 for the Autumn woods Monument. Heather motioned and Kay seconded. Carried.

Adjourn

- Kevin F motioned
- Kay seconded
- Motion carried
- 7:44 pm