

Jonathan Association Board Meeting – August 17, 2021

Attendance:

Jeremy Landkammer-Ely, Kevin Hill, Kay Rothe, Steve Dummer, John Siegfried, Paul Van Dyke, Amy Gruber, Kevin Fafinski

FirstService Residential:

Traci Gannon – On-Site Manager

Maggie Mahmood – Association Manager

Rachel Henry – Administrative Coordinator

Absent: Heather Chakirov

Open Forum: One homeowner addressed the Board.

- Cloverfield Developmnet (Brenda Adams): Brought to the Board's attention an issue regarding their mail station. On Monday, the whole mail station was found open again, this is an issue that has occurred in the past and they were informed there was an issue with the lock. The box is located at Huckleberry and Traci is already working on that issue. Traci called the annex where she was informed that the sub carrier could not get it locked, the back of the box would not lock. Traci is going to follow up with the Post Office since they are responsible for the locks while Jonathan owns the boxes. Traci has the contact information for Brenda Adams and will keep them updated on the repairs.

Call to Order:

6:38 pm

Designate Quorum:

8 directors present, 1 absent, quorum designated

Adopt Agenda:

- Kevin F moved to accept
- Steve seconded
- Carried

Secretary's Report: It was suggested to correct the street name from Kinsley Lane to Kings Lane, correct the first sentence under July 4th, and correct the Board vote records.

- Kay moved to approve the amended July 2021 minutes.
- Paul seconded
- Carried

Treasurer's Report:

- The financials and audit still have to be reviewed by the Treasurer but that will be completed before the next meeting.
- 2022 Budget:

- FirstService Residential is currently working on the shell. Once that is completed Traci, Maggie, and Jeff Peterson will work on it along with a representative from FirstService's Investment Department (Drew).
- The goal is to have it ready for the Board to review it around mid-September but management will try to get it ready before the September Board Meeting.
- An investment strategy will be included as well as capital projects. The Reserve Study will also be looked at by Drew.
- Budget discussions can start in September.

Management's Report:

- Monuments:
 - All of the new signs have been landscaped.
 - Heather Ridge was included in the landscaping even though it is a new sign.
- Night to Unite:
 - The event was successful.
 - All of the receipts that Traci has received have been submitted for reimbursement.
- There is a new part-time office assistant, Linda, who works 18 hours a week.
- Tot Lots:
 - The equipment was supposed to be here in July but the shipped date is Thursday.
 - This is for Autumn Woods and Tuscany Hills.
 - Once all the parts are here they can be installed.
 - The concrete is ready to pour any time.
- Mailboxes:
 - The Romeo Court mailboxes were brought up again as there seems to be five other neighborhoods that need to be repaired/replaced. Romeo Court was recommended by the neighborhood for replacement due to it being a safety hazard. The mail station was not built to code, for example when the wind blows it moves the whole structure. It was brought up to look at the cost to move the mailboxes compared to the cost of taking the structure down.

Board Resolution(s):

- Golf Cart:
 - Traci is using her personal vehicle during the regular inspections which can look weird to homeowners. Thus, Traci recommended getting a golf cart with Jonathan logos placed on it in order to be able to complete official work with clear branding.
 - It would cost about \$6,600 for the cart which is under the budget that is available, the budget is \$7,500. It is a 2013 golf cart that is enclosed and electric.
 - Kay motioned to purchase the golf cart with a budget not to exceed \$7,500.
 - John seconded
 - Motion carried
- Mailbox:
 - Traci met with the Mailbox Committee and ranked the neighborhoods from worst to best condition. Traci recommends to start with neighborhoods 7 and 4.
 - Initially it was thought about what would be able to be completed in 2021 and there would be nine total tears downs between neighborhoods 7 and 4 alone. It was then recommended to make a motion for the whole project to be approved and complete it as needed.
 - There is deferred funding of \$95,000 and the current plan is projected to spend around \$85,000. This would also focus strictly on tear down and removal not beautification.

- Kay motioned to authorize mail pavilion replacement as presented with a budget not to exceed \$100,000.
- Steve seconded
- One member abstained, seven members voted for, carried

New Business:

- Building and Grounds Committee Update:
 - Village Rd:
 - Landscaper looked at the tunnel and it looks like it might require extra work to be completed on it.
 - Traci is looking into getting a second opinion and Jeremy is going to reach out to John to discuss more about it.
 - Traci is making sure the old shoreline vender upholds their warranty.
 - Julia Court still has work that needs to be done.
 - Chain fence at Autumn Woods needs to be looked at.
 - Abandoned baseball diamond by Hundertmark was brought to the Board's attention.
- ARC Committee:
 - They have an update to their guidelines. Traci is looking for Board input/ recommendations before the ARC committee submits the updated guidelines for approval.
- Monument Updates:
 - There are two monuments in Autumn Woods that require extensive work. The cost for both of them would be around \$25,000 or \$13,000 for one.
 - City does not allow for two (2) monuments but the intent would be to get the permits for both of the monuments.
 - John motioned to approve entrance monument replacement with a budget not to exceed \$27,000.
 - Steve seconded
 - Carried
- Eitel Committee:
 - After meeting with homeowners and going over all the options the Eitel Committee gave their recommendation to the Board. It was recommended that Jonathan sells Eitel House as is to a private individual while making sure to plot off the tot lot into its own plat.
 - Kevin H motioned to ask for authorization from the board to move forward with parceling off the tot lot and move towards the potential sale.
 - Kay seconded
 - Seven voted for and one voted against, carried

Adjourn

- Jeremy motioned
- Kevin H seconded
- Motion carried
- 8:50 pm