

Jonathan Association Board Meeting – September 21, 2021

Draft

Attendance:

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

FirstService Residential:

Traci Gannon – On-Site Manager

Maggie Mahmood – Association Manager

Jeff Peterson – Regional Director

Rachel Henry – Administrative Coordinator

Absent:

Open Forum: One homeowner addressed the Board.

- Denise Klimek Hedtke: Brought to the Board's attention about a Facebook post regarding someone's desire to turn Eitel House into a yoga studio and some confusion regarding what is going on with the Eitel House. The Board clarified that the Eitel House will be sold after the Tot Lot is parceled off. The Homeowner also brought up that historically the association has been called "The Jonathan Association" or "Jonathan" in the newsletters.
- Carroll Aasen: Also brought up concerns about turning the Eitel House into a business as it would impact the homeowners in that area. The Board clarified that would not be the case.

Call to Order:

6:40 pm

Designate Quorum:

9 directors present, 0 absent, quorum designated

Adopt Agenda: There was a request to add items 7) c) Eitel House Updates and 7) d) Reserve at Autumn Woods to the agenda.

- Kevin F moved to accept the amended agenda
- Heather seconded
- Carried

Secretary's Report: There were still highlighted items dealing with Board Member names, street names, correct dollar amounts, and what not that were clarified during the meeting. The street name Hunter should be changed to Hundertmark for the abandoned baseball diamond. Under monuments there is an incomplete sentence that will be corrected to "the City does not allow for two (2) monuments but the intent is to get the permits for both of them."

- Amy moved to approve the amended August 2021 minutes.
- Steve seconded
- Carried

Treasurer's Report:

- The goal is to have the Tax Returns for the Board at the October 2021 Board Meeting.
- 2022 Budget:
 - FirstService Residential will do a mini audit before doing the budget presentation.
 - Finance Committee set up a meeting with FirstService Residential in order to go over the budget.
 - FirstService Residential will present at the next meeting.
- 2020 Audit:
 - Part of the audit was a scrub between operating versus reserve expenses. Working with FirstService Residential, Amy was able to re-class \$15,000 to the reserve fund from the operating fund.
 - There was something mentioned about insurance but Rachel didn't completely get that.
 - Amy motions to accept the 2020 audit and post it to the website.
 - Steve seconds
 - Carried

Management's Report:

- Golf Cart:
 - Has been purchased along with logos and has been productive/successful.
- Tot Lots:
 - Autumn Woods is done with the ADA approved mulch.
 - Tuscany Hills will also have ADA approved mulch.
 - All of equipment has arrived.
- Fall Newsletter:
 - Content list has been completed with a goal to get it to Clint by October 1st in order to get it in the mail by October 15th.
- ARC Applications:
 - Eight (8) were submitted with seven (7) approved and one (1) denied.
- Village Rd:
 - It was determined that the tunnel is the City's responsibility. A memo has been sent to the City addressing the concerns that Jonathan has regarding the tunnel.
- Neighborhood Assessments:
 - There has been some common themes, such as outside storage and upkeep of the home.
 - So far there has been a positive response to this new system.

Board Resolution(s):

- ARC Guidelines:
 - The Board went over each page of the ARC Guidelines that the ARC Committee given to the Board to review. Adjustments were made while they went over the guidelines.
 - Kay motioned to approve the ARC Guidelines as amended.
 - Heather seconded
 - Motion carried
- Fence at Autumn Woods:
 - There was a discussion about the fence at Autumn Woods, specifically the chain link portion of the fence. Traci brought this to the Board for direction on whether to repair, replace, or remove the fence.
 - The Board suggested to have Traci reach out to the ten (10) homeowners that would be affected if the fence was removed and extend an invitation to

attend the next Board meeting to express their opinions. If they cannot make it Traci will ask for their input before the meeting.

- No action from the Board was taken.

New Business:

- Monument Updates:
 - Autumn Woods:
 - Both of the monuments that Jonathan was seeking City approval on were grandfathered in.
 - Tuscany Hills was not part of the initial scope but that will be looked into to make sure on if it can be included or not.
- Mailbox Committee:
 - The committee is still waiting on the approval from the post office for the marked sites before any concrete can be poured.
 - Eitel is completed.
- Eitel Committee:
 - The committee is going to put forward a contract with a realtor for the Board to review and approve.
 - There is going to be a piece about the Eitel House and the decision to move forward with selling it in the Newsletter.
- Reserve at Autumn Woods:
 - Lenar continues to move forward with the Reserve at Autumn Woods.
 - There is looking to be about 84 homes that will be in this association.
 - It will have a connecting trail to the trails in Jonathan.
 - There will be a meeting this week between Emily, Matt with the City, and Lenar.

Adjourn

- Jeremy motioned
- Kevin H seconded
- Motion carried
- 8:19 pm