

Jonathan Association Board Meeting – November 16, 2021

Draft

Attendance:

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

FirstService Residential:

Miranda Cadena – Association Manager
Maggie Mahmood – Association Manager
Rachel Henry – Administrative Coordinator

Absent: None

Open Forum: One homeowner addressed the Board.

- John Getsch/ Hazeltine Estates President brought to the Board's attention what the Hazeltine Estates Homeowners would like regarding their mailboxes. It was brought up that they would like to have a total of five (5) mailboxes in order to have a box for the association. There was a discussion on what options are available for Hazeltine Estates to get which was down to either the Cluster boxes or what they currently have which is the individual ones. John Getsch stated that the best option for them would be to have the five (5) individual mailboxes like what is currently at Hazeltine Estates.

Call to Order:

6:45 pm

Designate Quorum:

9 directors present, 0 absent, quorum designated

Adopt Agenda: There was a couple requests to add items 4) b) Annual Mailing, 7)c) Buckthorn, and 6)b)1) approval of the Realtor Contract to the agenda.

- Kay moved to accept the amended agenda
 - Heather seconded
 - Carried

Secretary's Report: There were some changes that needed to be made to the minutes, Quorum stated that there were 9 directors present with 1 absent instead of 8 directors present and 1 absent. The names were taken off the budget vote.

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

Treasurer's Report:

- Financials
 - There was not updates on the financials but there was a discussion on being able to see a comparison of the over/under each month.

- Maggie said that future Board Packets will be adjusted to contain less pages of the complete Board version of the financials in order to help make things easier.
- Annual Meeting Mailer:
 - It has not been mailed out yet but the Board would like for that to go out with the Budget mailing.
 - There was a discussion on the Annual Meeting where it was decided to start with as a virtual meeting and can later change it to in person if the Board thinks it's necessary.
 - The Annual Meeting will be held on the second Tuesday of February again, making it February 8, 2022.

Management's Report:

- Miranda is in the Karen house three (3) days a week.
 - General calls are easily handled.
- FirstService Residential will be hosting a Board of Directors presentation/training on December 1st via Zoom:
 - This is a really good training and will be recorded for those who cannot make it to the meeting.
 - There can still be a specific Jonathan Board training in the future.
- Cocoa and Coasting:
 - The only thing that was being worked on was finding a Santa for the event but Steve ended up being the Santa.
 - Everything else is full steam ahead with it being on December 11th from 12:00-2:00 pm.
 - Information on this event will be put on the Jonathan Facebook and website.

Board Resolution(s): N/A

Committee Updates:

- Monument Updates:
 - Skip and Paul Vogel are doing the masonry work.
 - The Autumnwoods monuments are really beautiful.
 - There was a discussion about the old wood sign at Karen house with the daisy. The Board talked about getting information on the what the plans are for it, whether it will be removed, with the hopes of finding a way to either keep all of it or part of it.
- Eitel Committee:
 - They received the contract from Greg with the stipulations that was asked for and the \$3,000 retainer was still in the contract as an amount Greg/Relator would get if the property does or does not sell due.
 - There was a discussion on the contract and it was noted that Jeremy did talk to the attorney about it and the attorney did not have any concerns.
 - There was some confusion on what the "+ \$3,000" meant on line 119, on whether that meant an additional \$3,000 or that the original \$3,000 would be a part of the 2.7% commission if the property is sold.
 - There was also a discussion on if the Reserve Funding could be used to help cover any improvement costs that might come up to sell the property. More will be discussed as those costs come up.
 - Kevin F motions to approve the contract conditional on the amendment of line 119 regarding the \$3,000 and moving it to line 122.
 - Kevin H seconded

- Kevin F motions to rescind the vote.
 - Heather seconds
 - Unanimously Carried
 - Heather motions to approve the contract on the condition that line 119 is amended to remove the "+ \$3,00" wording so that lines 119, 120, and 121 is as follows (add in the wording from the contract with the "+ \$3,000" wording removed).
 - Kevin F seconded
 - Unanimously Carried
- Building and Grounds:
 - Autumnwoods Fencing was discussed with the homeowners and now the Board needs to look at/figure out what the expected cost/expenses for the project. Bids are needed.
 - The Abandoned Baseball Diamond was brought up due to the benches and the chain link fence that are still there. Management was directed to get an estimate on the cost to remove them.
 - Shiloh is up for capital improvement/repair but it was suggested to defer this to 2022 dues other expenses in 2021.

New Business:

- Speing/Summer Maintenance Program:
 - The Board looked at the potential contracts from Mustard Seed and Hartman Companies. The contracts did not seem like there was enough on both in order to make an actual comparison of the two.
 - The Board decided to not accept either one in order to allow for Management to get more clarity and information to make a better comparison.
- Mailbox resolution: Hazeltine Estates:
 - The Board discussed what the Hazeltine Estates President said about their own desires regarding the three (3) options for new mailboxes.
 - There was some discussion between keeping the same and the cluster mailboxes from the Board which lead to the decision that there needs to be further discussion. The mailbox committee will have to come work with John Getsch in order to come up with a proposal for the work. The Board will also need to see the costs.
- Buckthorn
 - It was brought up that there is a good deal of Buckthorn on Jonathan property that needs to be removed.
 - In the covenants only natural landscaping is allowed which Buckthorn is not and if the homeowners would be expected to remove the Buckthorn at their expense the Association should be held to the same standard.
 - Management was given the direction to get bids and do more research on this work.

Adjourn

- Steve motioned
- Kay seconded
- Motion carried
- 8:14 pm