

# Jonathan Association Board Meeting – March 21, 2023

## Draft

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### Attendance:

Kevin Fafinski, Makiza Johnson, Jeremy Landkammer-Ely, Amy Gruber, Paul McNeill, Skip Rothe, Rick Anastasi

David Hellmuth, Attorney, Hellmuth & Johnson

**Absent:** Stephen Wolff and Steve Dummer (Steve reported connectivity issues)

### FirstService Residential:

Kami Skomsoyvog – Community Association Manager

Jeff Peterson – Regional Director

Kathy Hamilton – Operations Coordinator

Josh Kling, Senior Groundskeeper

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### Homeowner Open Forum:

#### Call to Order:

6:33 with 5 members present. At 6:44 Kevin and Amy joined due to issues signing in.

Jeremy introduced Jeff Peterson to the board as the current Regional Director with First Service.

#### Designate Quorum:

5 directors present, quorum designated.

#### Approval of March 21<sup>st</sup>, 2023 Agenda:

- Skip motioned to approve agenda as presented. Makiza seconded. Motion unanimously carried.

#### Secretary's Report

- Skip motioned to approve the minutes as presented, Makiza seconded. Motion unanimously carried.

#### Treasurer's Report (Amy):

- **Review February Financials –**  
Amy stated that there was nothing new to report for now. She intends to connect with Kami and the Finance Committee on outstanding items.

#### Management's Report – First Service Residential

- New Hire – Welcome Kathy Hamilton as Operation Coordinator. Started 3/8/23
- Currently working on Spring/Summer newsletter which should go out the last week in April. Kami is excited about the upcoming year including garage sale, newsletter, and Spring Clean Up.

- Discussion about the status of the Audit. Kami stated they just wrapped up with auditor who had a few last-minute questions. Audit should be presented by the week ending 3/24 and does not see any reason there should be a tax extension request.
- Discussion on the update of the Reserve Study. Jeff will follow up on the status in the transition.
- Discussion regarding recent bank failures and reserve amounts. Jeff stated FSR Finance is monitoring closely and would advise the Board of any recommendations.
- Josh presented the importance of the Brush Hog tool.
- Jeff spoke of his coming on as Regional Director. He will meet with Kami and Maggie next week sometime for this transition. Commented Kami is doing a great job getting all homeowners in the system and stressed the importance of updating the system for the new developments getting accurate information from the ground up.

#### **Board Action item:**

- A. Oak Creek Monument: Skip** provided details of the monument. It is consistent with the other monuments, similar to the monument at the Karen House. A \$10k contribution expected from DR Horton. The projected cost would be \$11,419 with \$2000 incidentals and \$150 permit. Paul motioned approval of Oak Creek Monument not to exceed \$14,000. Rick second. Further discussion was had about setting a completion date. Paul amended and restated the motion with a completion date of 9/23. Rick second. Motion unanimously carried.
- B. Brush Hog:** Capital equipment request for trail maintenance and cleaning. Skip questioned the Tool Cat vs a Bobcat. Josh explained the Brush Hog would work on either if they decided to go with a Bobcat down the road. Amy asked if we could be provided with another estimate. Kami stated that we went with the current vendor from tree vendor recommendation and the availability of the Brush Hog on-hand. Makiza motioned to approve bid on the brush hog not to exceed \$13,000. Skip seconded it. 6 years and 1 nay (Amy)
- C. Election of Officers:** The positions of President, Vice President, Secretary, and Treasurer were brought to the table.
  - Skip nominated Amy for 1 more term of being Treasurer. Amy accepted but emphasized this would be her last term. Amy was unanimously elected Treasurer.
  - Jeremy nominated Makiza for the roll of Secretary. Makiza accepted. Makiza was unanimously elected Secretary.
  - Skip nominated himself for Vice President. Skip was unanimously elected Vice President.
  - Makiza nominated Jeremy for another term as President. Jeremy also stated this would be his last term as President. Jeremy was unanimously elected President.

#### **Committee Updates:**

- No committee updates submitted for the Board to review

#### **Violation Hearing:**

At the request of the members involved, a violation hearing was held and both parties were provided with the opportunity to address the Board. The Association's legal counsel led this

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discussion by the Association's legal counsel. Following the hearing, and without objection, the President motion for the regular scheduled meeting to temporarily adjourn at 8:30pm

**Closed Session:**

- *Closed session meeting minutes are separately filed*

**Call to Order:**

- Regular session was called to order at 9:25pm

**Items for Next Meeting:**

**Adjourn**

- Without objection, President motioned for meeting to adjourn at 9:29pm