

Jonathan Association Board Meeting – April 18, 2023

Attendance:

Jeremy Landkammer-Ely, Kevin Fafinski, Amy Gruber, Skip Rothe, Rick Anastasi, Stephen Wolff, Steve Dummer

Absent: Paul McNeil, Makiza Johnson

FirstService Residential:

Kami Skomsoyvog – Community Association Manager

Jeff Peterson – Regional Director

Kathy Hamilton – Operations Coordinator

Josh Kling – Senior Groundskeeper

Homeowner Open Forum: No homeowners present

Call to Order: Jeremy called meeting to order at 6:32 PM

Designate Quorum:

7 Directors present, quorum designated.

Approval of Agenda April 18, 2023:

- Skip motioned to approve the Agenda, Steve seconded the motion. Motion unanimously carried.

Secretary's Report:

- A general discussion on the details of the meeting minutes was had. Review and approval of minutes for March meeting tabled for May meeting.

Treasure's Reporting:

- Amy spoke with Kami today to set up times to go over financials and audits. She received the draft of the audit 4/14. Time has been set for next week to go over year to date financials. All finance committee members are welcome, or any other board member that would like to join.
- Tax filing has been extended 6 months to give us some extra time.
- Jeremy asked about the reserve and CD's and possibly pulling FSR into giving us a long-term presentation on what we expect the next 24 months. Amy agreed and asked Jeff if we could pull Drew into this discussion. Jeff explained that Drew had recently passed away. Lisa Berg, who Drew worked with, has finished off the investment snapshot. Jeff will follow up with her to provide a newer snapshot. Jeff will join Kami and Amy in their meeting.
- Amy asked if we wait to see the snapshot before pulling Amy into this. Jeremy agreed. Jeremy just wants to make sure we are aware of the terms on the CD's.
- Jeremy had questions on the uncollectable accounts. Looks like there was a jump up. Jeff said he would investigate this. Generally, it is an auditor's recommendation adjustment from 2021 but will verify.
- Jeremy also stated the expenses for trees and shrubs are going up. Understands it is Spring and expected but asked Kami to be diligent on coding. Any bigger projects need to come to the board. They will need to have bids involved before the approval.

Management Report – First Service Residential

- Kami stated they purchased the brush hog for \$12,240.75. It was delivered yesterday. Josh has not used this yet but is looking forward to it.
- Kami stated that Josh, Kathy and herself went on a tour of the entire property. Josh will be adding to a list of possible items that we may need throughout the year.
- Kami also pointed out that the 2023 Spring/Summer Newsletter will go to print tomorrow. There are 7 garden plots left. Garage sale registration has 27 people already. High interest in this. 280 maps were handed out last year. We have started planning for the 4th of July event.
- Kami – We switched garbage companies to SWS saving \$814 this year and \$1,600 next year. We are also going to investigate phone/internet to possibly save money there as well.
- Kami – New development for Oak Creek. Just called in the locates today. They are coming out Friday, so we can get going on the monument.
- Kami – Jeff and I have a meeting with Nick from Reserve Advisors at 11:15 tomorrow so we are hoping to wrap that up as well.
- Kami – Spring cleaning coming up and garage sale. Also have a new event coming up with Steve from Birch Tree care on May 19th. He will be here for any residents' questions on pruning and diseased trees.
- Steve Dummer asked where Oak Creek was. Jeremy and Kami clarified. Steve also said his block was missed last year for Spring Clean-up. Kami confirmed that all neighborhoods would have one pass through. Josh will be involved this Spring.
- Amy had questions on Spring inspection if there any common themes or things we need to be aware of. Wanted to know if FSR could bring forward a capex budget for the next meeting

based on the spring inspection. Give the board an idea of what they can expect to spend for repairs and replacements Kami stated the main objection was to go through all the tot lots, mail stations and common areas. Also pointing out violations. Amy stated it would be helpful to get these things into play for capex spreadsheet.

- Jeremy asked Josh and Kathy what they observed.
 - Josh said he was making sure all equipment was safe. Some swings needed to be replaced. Take notes on upcoming clean up once the weather warms up. Noticed some bare areas around the tot lots. Need to enhance the quality of tot lots. Will take some work but he is up for it.
 - Kathy – Tour was overwhelming by the size. Will be revisiting a neighborhood (8) hopefully this week to recheck on 20+ violations that were sent out.
- Skip was wondering if we provided any solutions in the violation letter. Kathy stated it was a very “soft” violation with suggestions and no residents have pushed back. Skip also asked about fences and Kami assured him we would be focusing on that as well. Kami explained they have a process put in place as far as the violations where there will be follow up on the violations that lacked in the past. A rotating schedule will be put in place. A rating system will also be put in place.
- Jeremy asked about when the changeover happens. Kami stated it is in the guidelines but thinks it is April 1st through October 31st. Kami screen shared so Jeremy could show the board on how to go into connect and look at violations and other and other features available like looking for board packets. Community data was shown to them as well. Skip, Steve, and Rick asked for directions which Kami will send.
- Rick asked Kami if there was a way to provide a discount to residents if they all used the same garbage company. Jeff said it would not be possible with a property the size of Jonathan because we cannot guarantee a certain number of participants. Skip said he tried with his neighborhood and just does not work.
- Jeremy asked Skip about the monument on the corner. Skip spoke with Vogel last week. Will start soon after the current project he is on. Permit is approved and signage done.

Board Action item:

- A discussion was had about adopting an expanded rules and regulations policy. Certain policies are already implemented into the ARC guidelines. General agreement to consolidate a “Rules & Regulations” member document, which would then have the revised ARC guidelines built within them. No new rules were proposed or adopted.

Additional Items:

- Jeremy asked Kami to share the preprinted newsletter with the board.

Adjourn:

- Without objection, Jeremy motioned to adjourn at 7:33pm