



Tuesday, August 20, 2024

Call to Order: 7:02 PM

Guest Business / Attendees:

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

Name:	Address:	Comment(s):
No guests were in attendance		

Member Roll Call:

Name:	Title:	Present	Absent
Steve Castle	President	X	
Westin Pigott	Vice President	X	
Dennis Ressler	Treasurer	X	
Ben Browning	Secretary	X	
Patrick Moyer	Director, Common Grounds	X	
Karl Krukenberg	Director, Planning & Development	X	
Maggie Cordaro	Director, Social Events	X	
Matt LaPaglia	Director, Technology	X	
Richard Overfield	Director, Lakes and Dams	X	
Randi Miles	Director, Recreation		X
Tiffany Liss	Director, Communications	X	
Emily Baker	Director At-Large	X	
Jeffrey Yardley	Director At-Large	X	
Michael Kuehl	Director At-Large	X	

Roll Call Results:

13 of 14 Board Members present

- A Quorum was present? YES



Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

Old Business:

Property Manager Report - Maureen Schriener

Complaints/Comments/Concerns

- 558 Fox Lane – using the dumpster for personal use -8-12. Residents should NOT use the clubhouse dumpster for personal use (open)
- 517 Fox Ct. – lake condition 8-9 (closed)
- 420 Adios Ct. – lake condition 8-8 (closed)
- McNamara Pond bubbler needs repair or replaced 8-7 (open)
- 15125 Citation Road – kids hanging out at the lake on Greyhound Pass (trash, throwing rocks, drinking). Westfield police were notified of this situation 8-7
- Tiffany Liss and Steve Castle will put something in the next newsletter, and I notified AT&T to repair boxes 8-9 (closed)
- 473 Sapphire Dr. – deck cover/plot map 8-5 (closed)
- 14906 Admiral Way N. Dr. – landscaping/plot map 8-5 (closed)
- Maggie Cordaro – trim trees at the entrance of clubhouse 8-3. Brightview will be out on 8-13 (closed)
- 375 Abbedale Ct. – question regarding parking in the street 7-31 (closed)
- 77 E. Laredo Way – drainage question 7-29 (closed)
- Patty Beam – clubhouse thermostat request 7-29 (update board 8-20)
- Ben Browning – AT&T cell tower 146th and Oakridge 7-17 (open)
- 1 E. Greyhound Pass – AC in the clubhouse is not cold enough 7-16 (closed)
- Randi Miles – new water system, music, snacks, DJ for open/close of pool and lifeguard and pool issues 5-25 (closed until 2025 budget) 7-17
- 148 W. Admiral Way – two dead trees 5-6, 5-30 & 6-24, 7-9. Received an update on 7-12 that a tree company will be out on 7-22 (closed)
- 109 E. Admiral Way South – 146th Street fence needs repair 4-19. On order w/Brightview (open)

Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD

- Lease signed by office and president 7-16 (closed)
 - Luminosity will fix the light at the circle of the clubhouse 8-10 (open)
 - Quote to replace window in apartment 6-4. Steve approved on order 6-24 (open)

Common Ground

- Adios Pass and 146th St. Brightview will cut back hydrangeas in the fall 7-30. Notified Brightveiw (open)



- Second meeting w/3Crowns 1000 GHP re-quote 6-6 received 6-17 (open)
- Second meeting w/Brightview 1000 GHP re-quote 6-5 received 6-17 (open)
- Meeting w/Pay Moyer, and 3Crowns 1000 Greyhound Pass 3-25. Received quote 3-27. Requote this area meeting with Brightview, Pat, and Steve is scheduled for 6-5 @ 2 pm (open)

Common Ground Recreation

- Paint common ground fence 5-20 (open)

Lakes & Dams

- Brightview will be at our next board meeting 7-16 (closed)
- I picked up new signs (private property) 5-31, 7-2 (open)
- Fish study 5-29. The study will be completed by 7-28 (closed)
- Richard Overfield, Karl Krukenberg, and Maureen Schriener meet with the DNR 5-16 (waiting on report/open). Per the DNR report should be out at the end of July 7-17 (open)
- Morelock Wildlife Control has been out and set traps to catch muskrats so far ten have been caught in April – Dec 2024 (open)

Snack Shack & Pool (Open May 25!)

- John Pyle will call in a specialist to look at paint/pool 6-10 (open)

Office Information – Welcome Packets

- 4 Packets

OPEN ITEMS

- L.D. Smith will quote for a new water faucet 5-28 (close until 2025 budget)
- We have 3 residents who have not paid their dues as of 7-9-24
- \$100 late payments have been sent out on June 28, 2024
- Richard Overfield – stone at Greyhound Pass and Adios Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Pay Moyer – fence at 1000 Greyhound Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Emily Baker – tree in the lake. Steve will contact the attorney 5-24 & 7-16 (open)
- Another tree across is in the lake in the same area Adios Pass side 7-27 (open)

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Fiscal Year 2024 – 2025 Budget Spread presentation
- Present July 2024 Financials



- As of July 13, there have been 779 of 782 member dues paid. The five Members who had not paid their Dues have been notified and penalties have been applied
- Motion made by Westin Pigott to approve corrected June monthly financials as presented by the Treasurer
 - 2nd – Matt LaPaglia
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Motion made by Jeff Yardley to approve July monthly financials as presented by the Treasurer
 - 2nd – Tiffany Liss
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Discussion was held regarding the \$20/month cell phone reimbursement the property manager has been receiving in quarterly payments for many years. The item will be decided upon at a future meeting.
- Treasurer will be enhancing the SharePoint site to accommodate Director Review of Payments
- A discussion was held regarding the Foreclosures & Unpaid Dues Process. No changes to the process were implemented at this time.
- **Blankemeier Legal Fee summary**
 - To date, (July 2024) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier has cost the association \$16,358 of neighborhood funds since the threat of litigation was made. Of this, \$531 was billed in August related to July services. This was not included in the July financials as it was received after the accounting cutoff.
- Motion made by Westin Pigott to migrate investment funds to Meridian Investments as the CD's at Forum Credit Union mature.
 - 2nd – Jeff Yardley
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No

Planning and Development - Karl Krukenberg

- Oak Ridge boardwalk has had additional progress; quotes due today for paving
- Pavement cores of Greyhound pass show 4"-7.5" of asphalt on aggregate base of 4"-10"; constructed on clay with no stabilization; still has serviceable life

Secretary – Ben Browning

- Motion to approve the meeting minutes from the July monthly meeting was made by Ben Browning via email vote on 7/19/2024. Affirmative vote responses were received from the



following board members: Dennis Ressler, Maggie Cordaro, Karl Krukenberg, Jeff Yardley, Rich Overfield, Pat Moyer, Matt LaPaglia, Steve Castle and Ben Browning. Affirmative votes were received from 9 board members, which is a majority of the 14-member board.

Motion Carried on 7/21: Yes X No

Director, Technology – Matt LaPaglia

- Nothing to report.

Director of Communications – Tiffany Liss

- Mailchimp Billing update with Dennis (8/20).

Director, Social Events – Maggie Cordaro

- Splash Bash
 - Over 400 people signed up to attend
 - Thank you to everyone who volunteered
 - All vendors have received payment
 - For next year
 - Discuss hiring of cleaning crew
 - Order more tables and chairs
 - One slide
- Discussion was held around the inability to get volunteers to help or that the same small number of volunteers are the only ones to help. Board agreed that if more volunteers could not be persuaded to help then events will have to be cancelled or scaled down.
- Car show
 - Moved date to Sept 25
 - Tiffany plans to cancel the event because only 1 RSVP has been received
- Halloween Party (Oct 12)
 - Hocus Pocus sisters for \$500 for 2 hours
 - Reserved balloon artists, caricaturists, and face painters
- Craft fair (Nov 30)
 - Vendor application and ad to go out in Sept newsletter
 - Working with Stacey and Lisa from last year
 - \$25 flat fee for all vendors, no electricity fee
- Christmas Party (Dec 7)
 - Emailed Craig Stone to confirm Santa reservation
 - Reached out to Jingle John about having a reindeer this year and awaiting a response.



Recreation – Randi Miles

- Residents were notified in the August newsletter that the Pickleball Social scheduled for September 7th has now been cancelled.

Director, Common Grounds – Patrick Moyer

- Motion made by Pat Moyer to enter into contract with Brightview to clear out brush and select trees at 1000 E Greyhound Pass for \$22,411.73
 - 2nd – Jeff
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Motion made by Pat Moyer to enter into contract with Brightview to seed the lot after brush and tree clearing for \$3,513.98.
 - 2nd – Matt
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Motion made by Westin to rescind the previous approval of having 3Crowns clear the lot.
 - 2nd – Pat
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No
- Communication should go out to the neighborhood prior to the work starting, which is currently scheduled for November.

Lakes & Dams – Rich Overfield

- [Fish Study](#) is complete, overall, not a bad report. We have recommendations from Aquatic Control on how the fish quality can be improved
 - I would like Maureen to get a quote for each recommendation item to consider for next year's budget.
 - Should we share the fish study in the newsletter or just it can be viewed upon request
- Some residents expressed concern about the water condition on the upper lake.
 - There is some green-blue algae starting to grow around the edges of the lake but not thought out the lake
 - Aquatic Control was scheduled to treat the lake again today.
 - Aquatic Control advised against additional treatments as it could lead to a fish kill



- I would like to understand if there is a most expansive or comprehensive treatment we can opt for.
- Request that Maureen and I get a meeting scheduled with Aquatic Control if there are additional options for treatment
 - Any additions to the current treatment may result in higher cost
- Aerator pump at Mcnamara Pond is no longer working – Maureen has scheduled it to be serviced
- Would like to consider organizing a Lakes committee and would like help determining scope

Vice President – Westin Pigott

- Messenger on behalf of the swim team. (Sarah Pigott is in charge of team, but unable to attend HOA meeting as somebody needs to watch our kids)
 - Had a really great season. Lots of good feedback and happy kiddos.
 - Metro League (The league we swim in) is much more organized this year. Have already had a kickoff call with all the teams and are working on next season schedule. Will let Maureen know once complete.
 - Sarah is making a point to improve communication in general and specifically with the board this year. If the board has any questions, please ask (or ask Westin to ask).
 - Will be looking to add info to newsletter starting early next year to hopefully build awareness for participants and sponsors.
 - Would like to acknowledge all the help from both Maureen and Tiffany. Maureen has been very helpful with making sure the meets and practices run well and knowing where things are and what rules/policies need to be followed. Tiffany has been great about getting out communications.

President – Steve Castle

- A letter was sent to the Blankemeier's at 558 Fox Lane in response to finding large boxes with their address on them discarded into the neighborhood dumpster which has signs posted on it stating that the dumpster is not for resident's use. The boxes were also stacked on top of the dumpster which would have incurred a fine of \$250 from Waste Management if not discovered by the property manager prior to the next trash collection.
- Received a complaint via email from a resident who wanted to share an experience they had at the pool where the Blankemeiers were loudly talking about the lawsuit they filed against the HOA and the resident felt that their loud talking was disrupting to the relaxing environment of the pool.
- Reserve Fund Study - Discussion was held around how best to communicate the findings of the report to the neighborhood, how to explain the financial implications for the neighborhood in the short and long term, and the timing of when this communication should go out.



Directors at Large:

- No Items

New Business (including BOD Discussion of guest topics)

- No new business

Motion to Adjourn:

Motion to Adjourn made by Pat Moyer

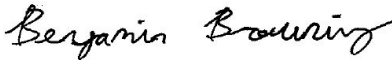

2nd – Westin Pigott

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:14 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle