



Tuesday, November 19, 2024

Call to Order: 7:00 PM

Guest Business / Attendees:

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

Name:	Address:	Comment(s):
none		

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	
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:

12 of 13 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

- 50 Valley Ct. – question regarding welcome packet 11-13 (close)
- 14728 Adios Pass – plat map/easement question 11-11 (close)
- 15 W. Greyhound Pass – please have addresses on mailboxes within VF 11-11 (close). Tiffany Liss will add it to the next newsletter.
- 15214 Valley View – Greyhound Pass common ground area clearing questions and when will Valley View be repaved 11-11 (close)
- 27 E. Senator Way – leaf pickup questions 11-6 (close)
- 1001 E. Greyhound Pass – people not stopping at stop signs in VF and update on 1000 Greyhound Pass 11-4 (close)
- 225 Senator Way – adding a sunroom 11-1 (closed)
- 211 and 304 Greyhound Pass - Please put your trash cans out of sight 10-28 (close)
- 14731 Adios Pass - metal roof question 1-23 (close)
- 254 Senator Way – replacing fence 10-22 (close)
- 420 Adios Pass – RV parking questions 10-18 (close)
- 15228 Valley View Dr. – 4 seasons porch 10-17 (close)
- A resident had a question regarding outside cats becoming a burden 10-16 (close)
- Received a complaint about residents parking overnight at the lot Oakridge and Fox 10-15 (closed)
- Ben Browning – AT&T cell tower 146th and Oakridge. Trees were replaced around tower 9-22. Covers will be in 11-30.

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

- I ordered new replacement flags for clubhouse 11-6 (close)
- I cleaned the clubhouse after rental 11-3 and 11-6 (close)
- Restocked salt for clubhouse walkway 11-13 (close)



Common Ground

- Two fence quotes for 1000 Greyhound Pass 10-16. Meet w/Glidden Fence 11-22 and Bullseye 11-23 (open)
- Adios Pass and 146th St. Brightview will cut back hydrangeas in the fall. Notified Brightview (open). Fall clean up on all entranceways 11-13 (open)
- 1000 Greyhound Pass project will start on November 4th with Brightview clearing the area of dead trees and ground coverage. Walked through with Pat Moyer and Kieron w/Brightview 10-16. The project will start 11-4. 90% complete per Brightview (open)
- 1000 Greyhound Pass project will start in October/November with Brightview clearing the area of dead trees and ground coverage 9-4 (open)

Common Ground Recreation

- Contacted Randi Miles to take down windscreens. No response, I took them down 10-30 (close)
- Picked up trash around the dumpster and emptied tennis trash 10-15, 10-30 (closed)
- Replaced doggie bags in common area 11-8 (close)

Lakes & Dams

- Greyhound Pass seawall repair. Brightview will repair 11-1 (close)
- Private property signs will be installed spring 2025 (open)
- 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 update will be mailed 9-5. Received report 10-10-24 (closed)
- Morelock Wildlife Control has been out and set traps to catch muskrats so far ten have been caught in April – Dec 2024 (emailed update 10-1 open)

Snack Shack & Pool (Open May 25!)

- Email sent to Pyle's pool for 2025 pool contract 9-24, 11-11 (open)
- John Pyle will call in a specialist to look at paint/pool 6-10 & 9-4 (open). John Pyle will repaint the pool in spring 2025 to save money on water.
- The pool has been winterized, and furniture was put away 10-17 (closed)
- I contacted Hartwood to get a quote to repair the men's pool bathroom door 11-13 (open).
- The final inspection report was sent, and I am working with Pyle's to close out the last few items. (padlock, light bulb replacement, key for maintenance room, put away lane lines, clean chemical area, fix the door, and put the key away for winter 11-13 (open)

Office Information – Welcome Packets

- 1 Packet



OPEN ITEMS

- 2025 - paint and repair common ground fence. Received quote 11-2024 (open)
- 2025 – replace railroad ties at the playground (open)
- L.D. Smith will quote for a new water faucet 5-28 (close until 2025 budget)
- We have 2 residents who have not paid their dues as of 10-17-24 (open)
- \$100 late payments have been sent out on June 28, 2024 (open)
- Richard Overfield – stone at Greyhound Pass and Adios Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Pat Moyer – fence at 1000 Greyhound Pass (Maureen received quotes for the budget meeting 11-2024)
- Pat Moyer – 1000 Greyhound Pass Phase II (open)
- 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)
- Replace light timer at courts. Received quote 11-2024 (open)
- Apartment tub insert replacement, dishwasher, and hot water tank (open)
- Repair men's bathroom door at pool 2024 (open)

New Business:

- Have been in contact with Pyle's Pools regarding options for how to reduce the cost of next year's pool contract. The following options have been discussed, and these unofficial prices have been presented:
 - \$100,450 – same hours as 2024 (option #1)
 - \$99,000 – reduce hours by 3.5 per week all season (option #3)
 - \$95,800 – No Mondays or Fridays daytime hours once school starts & reduce hours all season (option #2)
- Holiday Decorations on the clubhouse – 2024, 25, & 26 contract is valued at \$2,091.14 for 2024 – not signing the decorating contract this year. Will see if any residents notice and express that they miss them.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- Fiscal Year 2024 – 2025 Budget Spread presentation
- Present July 2024 Financials
- As of November 1, there have been 780 of 782 member dues paid. The two Members who had not paid their Dues have been notified and penalties have been applied
- Motion made by Westin Pigott to approve October monthly financials as presented by the Treasurer
 - 2nd – Steve Castle



- All in Favor – Aye
- All Opposed - none
- Motion Carries: Yes X No
- **Blankemeier Legal Fee summary**
 - To date, (October 2024) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier have cost the association \$16,358 of neighborhood funds since the threat of litigation was made.

Secretary – Ben Browning

- Motion made by Ben Browning to approve the Board meeting minutes from the October meeting as presented by the Secretary.
 - 2nd – Tiffany Liss
 - All in Favor – Aye
 - All Opposed - none
 - Motion Carries: Yes X No

Director, Planning and Development - Karl Krukenberg

- 161st & Spring Mill is getting a roundabout beginning in the spring and will require a 90 day closure.
- East of Oak Ridge (not Greyhound Pass), Citation, Count Fleet, Stars Pride, Goodtime – captures the oldest and worst condition curbs in the neighborhood. Rest of the Western part of the neighborhood will be repaved in 2026.

Director, Technology – Matt LaPaglia

- Nothing to report.

Director, Communications – Tiffany Liss

- Nothing to report.

Director, Social Events – Maggie Cordaro

- Pumpkin collection
 - Try to collect this week?
- Craft fair-Nov 30
 - 21 vendors
 - 6 resident vendors
 - Committee will help run the event on Nov 30
- Christmas party-Dec 7



- Sign up genius in Nov newsletter
- 0 people have signed up
- Activities will be cut if no one signs up to help
- Tiffany-please post on Facebook
- Budget meeting-Dec 17
 - Meet at 6 pm again?
 - Dinner suggestions
 - Submit food and drink orders by Dec 10
- 2025 dates

Director, Common Grounds – Patrick Moyer

- Greyhound project mostly complete – will seed grass first week of December and fill in gaps in the spring
- Mow the dam prairie grass the week before thanksgiving.

Director, Lakes & Dams – Rich Overfield

- Seawall at the tubes have been repaired
- Would like to get a quote for erosion mitigation and a quote for a seawall at 1000 Greyhound Pass for Phase II or III

Vice President – Westin Pigott

- Nothing to report

President – Steve Castle

- Randi Miles resigned from the Board by contacting President Steve Castle on October 29th. She was no longer a member of the board at the start of the November meeting.
- The board members discussed the Director of Recreation position, as well as other director roles, to clarify how responsibilities are divided between the volunteer board members and the Property Manager. The Property Manager is under contract to oversee the operations of the HOA and is expected to be present throughout the business day to address the neighborhood's needs. It is especially important when a new board member joins to explain that the Property Manager is responsible for making operational decisions and should seek input from board members only when guidance is needed on an unusual situation, or a more major decision needs to be made. This is particularly relevant to the Director of Recreation role during pool season, where the Property Manager makes many routine, small decisions and provides instructions to the pool management company. Consulting a Director for these mundane decisions would cause unnecessary delays, confusion, and complicate the process. The board members agreed that while it is important for board members to monitor the Property Manager's performance, the Property Manager should be allowed the flexibility to manage the



operations of the HOA's contracted vendors as outlined in their contracts. The Property Manager is held accountable by the directors and board at large for these tasks, yet should be trusted to carry out their responsibilities without unnecessary oversight or even interference.

- Discussion was held regarding whether to send an email including the Q & A on the Reserve Fund and the Reserve Study to each home in the neighborhood. It was decided more information might be available after the board's December budget meeting so communication should wait until after that meeting.
- Discussion - Make a Board decision regarding foreign material/trees/tree limbs/debris in the lakes.

Article IV, Section 6, pp.6-7, of our Declarations provides as follows:

Maintenance of Lots and Improvements. The owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly; and, specifically, such owner shall:

- Mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds.
Remove all debris and rubbish.
- Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Development.
- Cut down and remove dead trees.
- **Where applicable, prevent debris or foreign material from entering the Lake, or, when any such debris has entered the Lake from the lot, remove the same immediately.**
- Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.

Motion made by Westin Pigott that covenants will be enforced when an infraction is brought to the board's attention.

2nd by Jeff Yardley

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Directors at Large:

- Nothing to report

New Business (including BOD Discussion of guest topics)

- none



Motion to Adjourn:

Motion to Adjourn made by Pat Moyer



2nd – Dennis Ressler

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 8:46 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle