

Board Members Present: W. Ripplinger, J. Battenberg, S. Rossol, D. Hagen, L. Frey,
N. Bostrom, M. Liebe

According to Jonathan governing Documents Article III Section III Written notice of the Annual Meeting was given via US Mail 15 days prior to tonight's meeting. It is so noted.

- I. Call to Order at 6:30pm.
- II. Quorum designated with 7 of 9 members present according to Jonathan governing documents Article III Section IV
Both Article III Section IV and Article VI Section II regarding election of Board members read aloud to audience
- III. Agenda adopted as presented with motion made by J. Battenberg and seconded by W. Ripplinger. Motion passed.
- IV. Motion made by Dick Hagen and seconded by L. Frey to accept the minutes from the 2009 Annual meeting of the members and the Board of Directors as presented. Motion passed.
- V. Finance Committee Report-M. Liebe
 - A. Annual audit received from H G & K
 1. Key items are: records are very clean using our management company.
 2. Discussed restricted and un restricted funds
 3. Cash flow reviewed-all numbers were black.
 4. Restricted accumulated equity discussion
 5. Equity analysis discussed-what is covered and what isn't
 6. Thanks given to Gassen Management and T. Redshaw and recommended administrative fees also be part of equity analysis
 7. Audit results are a draft currently before signed by President and Treasurer and will be available for all residents to review.
- VI. President's Report-N. Bostrom
In accordance with Article IX Section 7 Letter D an Annual Audit is preformed by an outside firm and a CPA prepares an annual budget and statement of income and expenses that is presented to the membership at the Annual Meeting. Mr. Bostrom wanted to point out that this had just taken place.
 - A. Thank you to fellow board members and noted he was very proud of the focused leadership approach
 - B. List of 2009 accomplishments
 1. Strategic priorities
 2. Equity analysis
 3. Newsletter-quarterly

4. Upgrade of website
 5. Membership increase of all committees
 6. Assessment of Eitel House
 7. Assessment of Lake Grace and Pavilion
 8. Assessment of Equipment storage facility
 9. Preserving heritage
 10. Homeowner value through innovative partnerships with downtown businesses.
 11. Unified look to all Jonathan properties with Mustard Seed to upgrade all Jonathan entrances.
 12. Jonathan Apple Award
 13. Jonathan Seedling awards
- C. Thank you to newsletter advertisers
- D. Mention of Heritage Committee members
- E. Special thanks to M. Awes, D. Hagen, K. Tierney, J. Bensman, M. Liebe, S. Rossol, J. Battenberg, M. Hallberg, L. Frey who are the team that makes Jonathan successful – best small town in Chaska
- F. Special thanks to Greg Boe, Tim Wiebe, Tom Redmond, Kathy Skinner, Matt Podaraskey, Kirk Gassen, Terri Redshaw, Molly Francisco, Mark Olson, Mary Booth and Tracy Swanson
- G. Special thank you to Jim Battenberg for help and answers
- H. Good bye to Mike Liebe- no worries or problems since Mike became Treasurer-he will be missed
- I. N. Bostrom says he is thankful to be a part of this organization.
- VII. Open Forum
- A. Mike Sibley-Neighborhood 6
1. Question about minutes from 2009
 2. HIA should refer to Lake Grace Pavilion, tot lots and trails (Item 3-section F correction)
 3. Compliments to current and previous board
 4. Issue regarding storage facility being erected on Karen House property.
 - a. States this has been an issue for well over 10 years
 1. Questioned costs involved/hiring
 2. Renewal pushed late last year to renew storage facility
 3. needs analysis and financial needs analysis for storage facility
 - a. Do we need it
 - b. Was Board commitment to provide analysis by June 2009
 4. Feasibility study needed by outside firm-not two persons directly involved
 - a. Gassen employee has possibility of making decision
 - b. Employee of Gassen is second person making

Decision,

- c. Mr. Sibley feels these two persons are not
The best choice.

- 5. Is there a final figure to build, maintain and insure
This facility questioned to Treasurer
 - a. Need to protect equipment
 - b. Driving back and forth
 - c. Question of cost per member for maintenance and needs
analysis
 - d. Efficiency and responsive
 - e. Wants accounting firm to justify the needs and costs of
This building.
- 6. President responded to concerns
 - a. Entire Board made this decision
 - b. All costs were discussed between Board members
 - 1. discussion followed
 - c. M.Sibley says he is shocked at decisions
- 7. Reserve study states dollar figure is \$29.00 per household as one
Time expense or \$2.44 per month
- 8. We had free storage facility for many years and then we had to
use Pavilion.
- 9. The board has discussed this facility at several public meetings
 - a. Discussion followed
- 10. W. Ripplinger is disturbed of this discussion as the Board of Dir-
ectors is elected to make decisions that are in the best interest of
homeowners. Board has only heard one dissenting voice. This
Board has worked diligently
- 11. M. Sibley spoke again about his comments and spoke of the need
of equipment facility again and says the question remains to is it
cheaper to hire outside sources.
- 12. D. Hagen stated we have determined the need for equipment
Facility
- 13. J. Battenberg states issues are taken care of much quicker with
Facility. It is much more expensive to farm out all of the small
things.

B. Stacey Peterson-Von Herten Circle

- 1. Equity analysis question about high default rates in certain neighbor-
hoods
- 2. Surprised at how people don't show up for Annual meeting
 - a. Discussion followed
 - 1. M. Liebe says maybe we should make Annual Meeting
more of a social meeting
 - 2. N. Bostrom spoke of ideas
 - 3. Unpaid portions of neighborhoods have a lot of foreclosures
and a lot of neighborhoods have no occupancies-potential
bad debt allowance

- C. John Siegfried-Village Grace Condos
 - 1. Storage facility seems reasonable to him
 - 2. Wants M. Sibley acknowledged for courageous effort in Getting board back together and getting Jonathan Association Board running
- D. Stacey Peterson-Von Herten Circle
 - 1. Neighbors have serious needs due to job loss and sickness
 - 2. Asked to start a committee
 - a. Discussion followed
- E. Ken Meuwissen-Clover Fields
 - 1. Active VFW
 - 2. Snow removal bad
 - 3. Lawn care bad
 - 4. Wrong association lead

VIII New Business

In accordance to Article VI Section I of the association by-laws

- A. Two nominations received: J. Battenberg and D. Snodgrass-Resident of Traditions at Clover Ridge
- B. Call for board nominations from the floor -None
- C. Statement from J. Battenberg-Neighborhood 8
 - 1. Made nomination speech
- D. Statement made by D. Snodgrass-Traditions at Clover Ridge
 - 1. Made nomination speech
- E. Nominating Committee has accepted the nominations
 - 1. L. Frey made motion to accept both nominations and seconded by D. Hagen to accept and appoint both D. Snodgrass and J. Battenberg. Motion passed

In accordance to Article VI Section I nominations are concluded and two new Board members have been elected.

Motion made by M. Liebe and seconded by W. Ripplinger to adjourn at 8:25 pm. Motion passed.