

Meeting Minutes

Jonathan Association Board of Directors – April 14, 2015

Attendance: Judith Bostrom, John Hace, Denise Hedtke, Jon Heers, Kristin Hempel, Mark Perry, John Siegfried, Justin Scharpen, Stephen Wolff.

Gassen: Carrie Maass

Open Forum: Nathan McNamara thanked the board for the opportunity to run for election and expressed that he plans to run again. He said he would like to be involved in the meantime.

Results of election: John Hace and Justin Scharpen were elected to the board.

Election of officers: President Stephen Wolff, Vice President Judith Bostrom, Treasurer Mark Perry, Secretary Denise Hedtke, Director at-large Jon Heers.

Call to Order: outgoing President Mark Perry called the meeting to order at 6:47 pm.

Designate the Quorum: Quorum designated: 9 directors present.

Agenda: removed “election of officers” from unfinished business, added “clean-up day” to new business, added Clover mail stations to new business, added “communications committee” under reports. Agenda adopted as amended. Hempel/Wolff. Passed 9-0.

Minutes:

February minutes: changed item D under old business to clarify that “gardeners need to have broken soil, or have planted, by June 15 or it will be mowed. They must clean out gardens by Oct 1.” Motion to adopt February minutes as amended. Wolff/Siegfried. Passed 9-0.

March minutes: changed fourth sentence in Finance Committee report to read “Stephen stated”. Motion to adopt March minutes as amended. Siegfried/Hempel. Passed 9-0.

General Reports:

Presidents Report: There was discussion about whether the Building & Grounds Committee should have been included in Executive Committee decisions regarding maintenance duties/grounds keeping.

Compliments were given by John S. & Denise to Vern’s professionalism and accomplishments, thus far.

Activities Committee: Justin Scharpen volunteered to chair the committee. Festival of Garage Sales and Clean-up day are the next, upcoming events. Mark stated his desire to restore clean-up event to what it used to be; focusing on clean-up of shared open spaces. John S encouraged a picnic after clean-up day: Pizza at the Karen House parking lot at noon. Pick up bags at the Karen House 7:30-8 am; coffee, too. Residents can dispose of collected trash at Karen House. Natural debris at the curbs for Benz pick up. Benz picks up at 8:00 am. Post information on mail stations. Staff with volunteers: deferred to Justin/Kelli/Judith to further organize.

Neighborhood Representatives: Meets quarterly. There are plans to meet end of April.

Architectural Review Committee: N11 wooden fence approved. Clover Field deck passed on to sub association.

Heritage Committee: no report. Mark said that Deb Perry is willing to chair the committee if Marsh Halberg wants to step down.

Building and Grounds Committee: 3 bids for Karen House repair. Management noticed beam problems and requested 3 bids for repair. John S didn't think the bids addressed the whole problem. Stephen asked if the three bidders are affiliated with Gassen. Carrie confirmed they are vendors used by Gassen. John described the situation in the basements. **Motion to reject current three bids and have John S solicit new bids and have radon tested Siegfried/Hace. Motion was amended to include hiring structural engineer Hempel/Scharpen. Passed 9-0.**

Clover Ridge Blvd. trees are Jonathan property.

Trails are being assessed by Asphalt Associates.

Stephen asked if we are on the books for Asphalt associates for trail repair/replacement yet. He encouraged the board to move forward with scheduling. John H asked what we're doing to the trails. Mark answered that some are being resurfaced, some drainage issues are being addressed, and some trails are being completely replaced. Stephen added that we're guided by the reserve study. It guides us what to do in the next 5 years: ten years.

Judith asked about the process for determining which trees are dead and need to be replaced in Clover Fields. She suggests it's time to have the trees in Clover assessed again. John S suggests we have the health of the trees assessed, too & to have them re-mulched to keep weed whips away from trunks. John Siegfried agreed to assess which trees need to be replaced and recommend a course of action. Mark encouraged John S to contact city engineer.

Treasurer and Financial Committee: 2014 and 2015 budgets have been posted. Moved \$240,000 from reserve and put in a laddered CD. Safety deposit box contains deeds, plot maps, and other historic documents. Management company & treasurer have keys. Stephen advised Mark to go to bank & sign for access. **Stephen presented the amended collections policy for vote Wolff/Kempel. Passed 9-0.**

Stephen stated that the maintenance and repairs line and the web site upgrade invoices should be under capital improvements. He deferred to Carla to correct.

Stephen stated that the Financial Committee is willing to continue collection efforts. Kristen resigned. Stephen accepted her resignation and thanked her. Stephen and Judith will continue. Stephen also thanked Judith for her work.

Communications: Stephen stated that he will ask Mike Lynner if he is interested in continuing as Communication Committee chair.

Management Report: Board retreat date set for May 9 from 8:00 am-12:00 pm Grand Stay Hotel, Chaska. Topics: Orientation, Goals & strategic planning

Clover Field Mail stations: **Motion to approve purchase and installation of one 12 and one 8-unit boxes Scharpen/Bostrom. Passed 9-0. Motion to allot a capital expenditure up to \$4000 budget amount for the Clover Field mail boxes. Wolff/Hempel. Passed 9-0.**

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Karen House bids discussed earlier in meeting.

Stephen requested that board receive a copy of the letter sent to the James Ct. homeowner.

Fountains: Stephen asked if we have treated fountain ponds in the past. **Stephen moved that we table the fountain contract renewal until we know about water treatments. Wolff/Hempel. Passed 9-0.**

Policy resolution regarding board conduct still needs corrections/updates. Kristin and Denise agreed to review/revise and bring back to the board in May.

Stephen asked that web site contract be added to next meeting's packet.

Unfinished Business:

A.) Covered earlier in the meeting.

New Business:

A.) Pavilion policy: Mark asked: Pavilion/beach use policy. Do we want one or not? John suggested a portable toilets for the Lake Grace picnic area. Mark asked for information on cost of placement/maintenance of portable toilets. Staff will research cost.

B.) Trash policy: issues have come up with trash placement in some common areas. Judith recommended a fine & reward for dumping violations. Kristen pointed out that trash policy already exists in ARC guidelines. Mark & Denise encouraged residents to call the police when they witness illegal dumping.

Tabled Items:

A.) Eitel House: The city of Chaska would be interested in taking the Eitel House by eminent domain. Jonathan Association has to find a buyer for appraised value. The property needs to have an appraisal. The city would be a pass through for the sale. It has been deemed a historic preservation property and any buyer would have to comply with those stipulations. **Motion to seek a real estate appraisal of Eitel House. Bostrom/Hedtke. Passed 8-0-1(Hempel abstained)**

Carrie shared *Southwest metro Magazine's* article entitled, "Neighborly Traditions" about the Jonathan Association. Stephen requested that Carrie obtain permission to post the article on the Jonathan Association web site.

Adjournment: Motion to adjourn Hempel/Heers. Passed 9-0. Meeting adjourned at 8:58 pm.