

MEETING MINUTES

Jonathan Association Board of Directors – December 10, 2013

Attendance:

Board: David Snodgrass (President), Mark Perry (Treasurer), Mike Lynner, Kelli Snapp, and Nancy Dilks

Gassen: Chris Blonigen and Jodi Sondergaard

Call to Order

Meeting was called to order at 6:30pm, by David Snodgrass.

Designate the Quorum: 5 board members present; a quorum has been reached.

Agenda: The agenda was approved as presented: Perry/Snapp. Motion passed 5-0.

Minutes: The minutes were approved as presented: Perry/Snapp. Motion passed 5-0.

General Reports

- **President's Report/Executive Committee**
 - David Snodgrass stated that the Executive Committee approved motion to allow Gassen to collect payment in regards to foreclosures.
- **Heritage Committee**
 - Nancy Dilks reported that a few people came to the Karen House taking pics and asking to see historical docs, doing a documentary on "life in the 70's"; Jonathan fit in this criteria; Nancy & Jodi saw the documentary; Jodi will try to get the 2 minute video to play at a future board meeting.
- **Architectural Review Committee**
 - David Snodgrass noted the new construction policy under ARC Review; will not allow Master development rights to be transferred with pieces of property. We are looking at refreshing Architectural guidelines. No new ARC violations reported.

Jon Heers joined the meeting at 6:43pm

- **Activities Committee**
 - Kelli Snapp stated that Cocoa and Coasting will be a go on Friday, Santa shows up at 3-3:30 for about an hour. Prizes for 3 different age groups will be given out. Kelli will take pictures of the event.
- **Apartment Correspondence Committee**
 - David Snodgrass stated there are no items of note at this time.
- **Adhoc Annual/Special Meeting Committee**
 - David Snodgrass stated that this will be addressed later in the meeting.

- **Treasurer's Report/Finance Committee**
 - Mark Perry stated that the finances look good, predict that we will end strong at the end of the year, current op funds are \$135,000, cash reserves are 245,000. Continue to deposit amounts into that on a monthly basis. Income for yr. is \$18k over budget. Expenses are just under \$69,000 under budget. Legal expenses and equipment are main contributors to expenses. Total of \$87,000 "in the good."
 - Our assessments did not change for 2014. Association has had 7 proposed payment settlement plans on foreclosures. We hope more seek to utilize this option.
- **Management Report**
 - Jodi Sondergaard provided the following updates:
 - We had a couple days at Karen house with holiday spirit and cheer; Alice, Jodi, and Gregg have put up Xmas lights, would like residents to be able to see the lights at night. Starting a recipe share plan at the Karen House-residents have come in shared recipes. Gregg has been focusing on trees and brush on trails; has provided salt to all mail stations. During the snowfall, he is going out first thing in the morning to make sure that they are clear of snow/ice. Set up a live answering service to provide live personal service for our residents 24/7/365. The service sends out messages to Jodi & Greg for \$35/month, also gives a call log/report at the end of each day. Received a removal estimate for removing the basketball court. Mark Perry "do we think it would be beneficial to put inexpensive shovels at each mail station?" Jodi will look into doing this in the near future.
- **Calendar of Events Update**
 - David Snodgrass noted the Board meeting tonight, cocoa and coasting on Friday. Next meeting will be 1/14/13.

Old Business

- **CDA Presentation**
 - CDA money will be discussed in Executive committee.
- **Monument Sign Review – Board Comments & Questions**
 - Sign Review: Kristin will drive around and look at signs, David said aluminum looked good, but we will wait to discuss at future meeting with more board members. Once direction is established, we will set an action plan for moving forward. Victoria Way is priority #1. Decision will 'probably' be made in January so we can be ready to go in March.
- **Asphalt Proposal**
 - \$10,000 seems a little high...we are not under obligation to make decision tonight. Project will come out of capital expense. "did the people who estimate the value of Jonathan take into account the condition of the trails now or the future of them" (Mark Perry-paraphrased) "This probably goes in to next year's discussion for budgeting" (David) "No action required by anyone tonight" (David) "is this a spot that they will improve the way the path is? (cumbersome turn, or blacktop only) (Nancy)" If there is a better way to do it, they will do that. Nancy has been approached by a homeowner

about the trail that goes by the Karen House (by the street)-will show Jodi next time she is there.

New Business

- **Job Descriptions Provided to the Board**
 - Job Descriptions of Gassen and Karen House Manager were given to the board.
- **Thomas Gmeinder**
 - A motion was presented authorize payment of \$4368.00 for the services of Thomas Gmeinder at the annual meeting. Perry/Snapp. Motion passed 6-0.

Motion to adjourn meeting was called at 7:02pm: Perry/Snapp. Motion passed 6-0.