

Jonathan Association Board of Directors Meeting - July 11, 2017

Attendance:

Judy Grosch, Stephen Wolff, Justin Scharpen, Clint Prescott, Steve Dummer
Slade Watkins, Kay Rothe, Maame Quarshie

Gassen:

Natalie Martynow – Property Manager
Carrie Maas – Site Manager
Kelli Snapp – Gassen

Absent:

John Hace

Call to Order:

6:30 pm

Open Forum:

Cole Abernathy asked for approval of his paint color choice in a Request for Action. The ARC committee will provide more guidance on color palette with Carrie's help for future reference. (The request was granted during the Request for Action review)

Designate Quorum:

8 directors present, 1 absent, quorum designated.

Adopt Agenda:

Dummer moved. Quarshie seconded. 8-0 Motion carried

Adopt Minutes May:

Wolf moved to approve the May minutes. Dummer seconded. 8-0 Motion carried

Adopt Minutes June:

Wolf moved to approve the June minutes. Quarshie seconded. 8-0 Motion carried

Unfinished Business:

- Neighborhood Assessment:

The remaining 2017 action items should be finished by year's end.

Wolf suggested that the assessment be done in the spring so that it may be used as a way of appropriating work hours during the summer.

Sharpen asked to summarize the remaining 2017 tasks for the next board meeting.

Martynow suggested differentiating the capital budget vs. operating budget items.

Board directive: The 2018 neighborhood assessment will be finalized by May board meeting. (The assessment will also be added to the annual calendar for April)

- Trail Improvements Update:

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Measurements were confirmed by management and are listed on the spreadsheet. The 2017 improvements provided \$75k in savings by bidding out the work. (Thank you, John Hace)

- Bridge on Warner Circle:

Management doesn't have enough quotes on the work to present options. Each vendor has different opinions on what work must be done. Removal in fall of 2017 is possible. We do not have a scope for the project, management will investigate a project manager to write the scope and then follow up on the results.

Wolf moved to approve \$1,000 for a project manager to define the scope and validate the work done.

Grosch seconded. 8-0 Motion carried

- Updated 2017 Reserve Study:

No updates were required.

- Bobcat Replacement:

The Skidsteer has been ruled out as a possibility.

The Toolcat is nimble but may be suited for smaller tasks than meet our needs. The existing Toolcat has a long list of ongoing expenses. The existing attachments are all compatible with the Toolcat.

The Kubota is lighter, can handle more weight, and has a longer body and turning radius so there are spaces along the trail system that are inaccessible.

A used Kubota tractor costs much less than a used Toolcat.

Wolf moved to approve a budget up to \$25,000 for a Kubota and Watkins is authorized to be involved in the transaction.

Quarshie seconded. 8-0 Motion carried

New Business:

- Website

Martynow is meeting with a new vendor who would offer a content management system and utilize templates that will enhance the Jonathan Association branding.

The vendor approximated \$8,000 - 10,000 for the initial quote.

Prescott recommended using a Wordpress developer and will assist Martynow with defining the scope of the project and evaluating bids.

- Insurance Renewal Bids

July 20th is the upcoming renewal date

Wolf moved to approve \$26,319 for the insurance renewal.

Dummer seconded. 8-0 Motion carried

- CD Renewal

1.05% was the rate for the expiring CD

CD and CDAR options were reviewed by the board

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Dummer moved to approve a 39 month step up at 1.80%
Wolf seconded. 8-0 motion carried

Request for Action:

- ARC Paint Appeal

Dummer moved to accept the appeal.

Prescott seconded.

Grosch said that we should clarify the days needed for approval.

Sharpen motioned to approve the homeowner's paint color.

Quarshie seconded. 7 – 1 Motion carried

- Bulletin Boards at Pavilion

Grosch questioned who is going to use it and manage it? What would go in the bulletin boards?

Prescott said it could be used for notices, trail maps, rules, canoe rentals – as management sees fit.

Sharpen asked about the status of the pavilion rules, no ownership was taken.

Wolf said that the content posted should remain current if the board approves the request.

Sharpen motioned for \$150 for an outdoor enclosed bulletin board.

Watkins seconded. Motion carried 8-0

- Canoes at Lake Grace

Sharpen said that we shouldn't allow rental of the spaces as we have too many residents to meet the need. A lottery system would need to be in place for rack space.

Wolf mentioned that if the association were to handle rentals we can do it via an outside company that specializes in canoe or paddleboat rentals.

Watkins said canoe rack space was an amenity worth exploring and the rental fee would offset associated costs.

Dummer suggested we get rid of the rack space.

Board directive: Management will reach out to boy scouts about donating the canoes.

Management will develop the canoe rack rental rules by the October meeting.

General Reports:

- Management Report:

Management is looking into vendors to paint the basketball court in N6.

Special signage was ordered for specific trails.

The Fourth of July celebration was phenomenal and all of the management personnel pitched in.

Maas answered questions about the pet waste violations.

Martynow clarified the association's policy regarding escalating violations.

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Grosch pointed out that the Worm Barn plaque is to be reimbursed up to \$1,000 by theatre group and the rock was moved for free. The association should only pay any costs incurred over \$1,000. The version of the plaque included in the packet is not the same as the approved design.

The board discussed bids for tot lots by the Pavilion and in Clover Ridge for 2018.

- Calendar of Events:

The neighborhood assessment will be added to the annual calendar

National Night Tuesday, August 1st

Dummer and Wolf volunteered for the fire trucks

Leader of each neighborhood will be reimbursed \$150, must be in good standing with the association.

- Presidents Report:

Great job Judy and Kelli, the 50th was a fantastic success.

Grosch would like to run a thank you ad in the newspaper for the vendors of the donated items

- 50th Anniversary Committee:

The final cost was 30% below budget

85 runners participated in the fun run

Around 1,000 attendees at the event

- Activities: None

- ARC: Thanks to the board for reviewing the appeal.

- Heritage Committee: None

- Communication Committee: None

- Treasurers and Financial Committee: None

Adjourn

Quarshie moved to adjourn.

Wolff second. Motion carried 8-0