

Minutes (Draft)

Jonathan Association Board of Directors
Chaska City Hall Chambers
Tuesday June 10, 2008 6:30 pm.

Board members present: Jim Battenberg, Sandi Rossol, Mike Liebe, Nate Bostrom, Katie Tierney and Walt Ripplinger.

Establish quorum with 6 of 9 board members present.

Ron Fuchs present- Association Manager

- I. Call to order by Battenberg at 6:36pm.
 - a. Board members Awes and Sears now present
- II. Agenda adopted as presented. Motion made by Tierney and seconded by Liebe. Agenda approved.
- III. May meeting minutes presented for approval. Motion made by Ripplinger and seconded by Liebe. Minutes approved.

SPECIAL REPORT: Drazen, Henke & Associates

Budget presented by: Mike Drazen

- a. 155 residents over policy for liens/lien limit. 120 of those are new residents.
- b. Sending letters to two year past due residents
- c. 290 residents not paid current dues this year
- d. 40 residents made partial payments
- e. Cash balance has decreased by \$100,000.00. May only be able to maintain and not make improvements.
- f. 12 residents are in foreclosure. May be difficult to collect. 6-8 possible more foreclosures.
 - *Board member Bensman now present. 9 of 9 members present
 - *Ripplinger question need for tougher delinquent regulations
 - *Tierney asked how other clients handle these issues
 - *Ripplinger ask are we waiting 2 years to move on lien process and should we start sooner
 - *Ripplinger questioned whether we were being fair to residents who are paying dues
 - *Drazen stated we have 300 residents total who have not paid for one reason or another.
 - *Awes stated we need to charge more in late fees
 - *Bostrom asked about possible success stories in other associations
 - *Tierney stated we need to remember this is not just a Jonathan issue but national issue due to economy. People signed contracts to pay their dues.
 - *Liebe stated nationally in comparison our numbers are not that bad. Stated associations are cutting services to stay on budget. Stated we promised to make things better and we have to find a way to do this. Stated he wanted to revise collection policy and go with maximum interest rates allowed by law.
 - *Tierney stated financial committee needs to come up with a new collection policy for next month's meeting.
- g. Drazen stated we are in a maintain only position right now until we get situation under control
 - *Bensman asked why we couldn't change now
 - *Drazen explained legalities in changing

IV. General Reports

A. President's Report-Battenberg

1. Receiving complaints regarding trees, planting, flowers and trails
2. Receiving complaints regarding collection process
3. Receiving complaints regarding cars and boat on streets. Jonathan has no authority for streets.
4. Received compliments on how hard board is working.

B. Treasure's Report-Liebe

1. Need to cut items to stay within budget.

2. Need to get going on maintenance shed
3. People who pay deserve better than this.

C. Management Report-Fuchs

1. Several mail boxes replaced or repaired
 2. Turf repair
 3. Trees repaired or replaced
 - a. Many issues in the Clover area
 1. Transfer seedlings and trees from Jonathan Association out lots
 4. Weed control and mulching
 5. Garbage can and signage replacement
 - a. Utilizing cans found at Pavilion and marking cans
 6. Karen House slated for repair under insurance
 7. Trails all marked
 8. Henry Creek Park project completed
 9. Benz took care of weed control and spraying
 10. Garage proposal bid process. City approval still good but needs re-submission
 11. Tot Lots report due this week
 12. Chipping on going
 13. City Forester available to Homeowners
 14. Trails reseal and repair
 15. Irrigation systems to be started up
 16. Karen House, Pavilion cleaned up
 17. Administration staff starting next week
 18. Insurance proposals being reviewed
 19. Covenant violation letters sent out
 20. New resident books going out
 21. Procedure manuals given to all board members
- *Liebe asked how much trees cost. Told \$1,500.00 to \$3,000.00. Need people to water boulevard trees to maintain
- *Tierney asked how we know which trees are Jonathan and which are cities.
- *Ripplinger discussed possible tree policy similar to Cities policy where Homeowners are charged for dead trees. Building and Grounds committee working on this policy and working on budget for trees.

D. Architectural Committee-Bensman

1. Paint colors-please follow suit with neighborhood colors.
 2. Roofs also being reviewed
- *Ripplinger states color, roofing & siding swatches are available at the Karen House
- *Liebe stated people have colors approved. Developers have color reviewed with the city.

E. Building and Grounds Committee-Ripplinger

1. Henry Creek Park looks great. Thanked everyone who participated. The bid received for these parks and trails at \$22,614.00. Should we do Class 5 and Tec & fiber for \$14,200.00. Second bid is desired
2. Facility needs to be built at Karen House. Contractor owes Jonathan \$12,000.00
 - a. Estimates 34 x 46 x 10 three stall garage by Menards over \$9,000.00
 - b. Estimates \$75,000.00 to \$85,000.00 for complete facility.
 - c. Facility needed to store equipment etc. Money is there-this is not a luxury \$30,000.00 already restricted in budget. Pavilion upgrade may not be done. Working on formal proposal for next meeting
3. Dumping at Karen House by both residents and non-residents.

F. Activities Committee-Sears

1. Communication with Marsh Hallberg regarding July 4th
 - a. No port-a-potties at last year celebration.

- b. Still on budget
 - c. Wants things for the kids-trinkets etc.
 - d. Change parade route-possible or too late
- G. Communications Committee-Bostrom and Tierney
 - 1. Newsletter for June is approved
 - 2. No newsletter scheduled for July
- H. Preservation Committee-Bostrom
 - 1. Historical references for newsletter
 - 2. Committee met, has 4-5 members and will meet every two weeks
 - 3. Present, Promote and Preserving
 - *Dick Hagen approached board. He turned over items to Chaska Historical Society years ago and he talked them into letting us borrow them again. Mentioned gap (missing) during the 1980's
 - 4. Write grant requests
- I. Answers to Ad Hoc Committee-No meeting to date
- V. Open Forum
 - 1. Gordon Means asked about Bavaria Road re-alignment. Said bus shelters and mail stations need clean up-loose nails-might be dangerous
 - a. Ripplinger stated HRA is responsible for this area and will ask them to correct
- VI. Old Business
 - 1. Ripplinger questioned copy machine. 36 month lease verses 60. IKON gave more competitive bid than Metro.
 - a. Fuch's recommendation is Ikon 60 month proposal for MPC 3500 Ricoh.
 - b. Ripplinger made motion to accept bid seconded by Sears. Motion passed
 - 2. Request new proposal from Drazen
- VII. New Business
 - 1. No new business

Meeting adjourned at 8:30pm. Motion made by Ripplinger and seconded by Sears.