

## Meeting Minutes

Jonathan Association Board of Directors – March 8, 2016

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**Attendance:** Judith Bostrom, Steve Dummer, Judy Grosch, John Hace, Denise Hedtke, Justin Scharpen, Stephen Wolff

**Absent:** John Siegfried

**Gassen:** Property Manager – Carla Gruenhagen, Site Manager – Carrie Maass

**Open Forum:** Mary Booth, 110948 VonHertzen Court & Mary Mirick 110950 VonHertzen Court

Shared concerns about cul-de-sac circle, bad grass, weedy & bare attributed to reduction in weed applications. Requesting promised landscaping & screening around maintenance barn, now. They want the rain garden on the south side of barn re-established.

**Call to Order:** 6:4 4pm

**Designate the Quorum:** Quorum designated.

**Adopt Agenda:** Amend agenda under new business “Karen House Landscaping” by Wolff. Amend agenda under new business “Garden Plots” by Hace; **Motion to accept agenda Scharpen/Hace. Passed 7-0, adopted as amended.**

**Adopt Minutes:** **Motion to adopt February minutes Grosch/Hace. Passed 7-0.**

### **Unfinished Business:**

A.) **Silo Entries:** Motion to choose option #3 for the silo Bostrom/Scharpen. Passed 6-1.

### **New Business:**

A.) **Spring Capital Improvements:** Management to acquire scope of projects from board, and then go out for bids. Management is eager to get dollar values specified so they can start scheduling projects.

- a. **Building and grounds – trails, erosion, and bridge:** Per an email from Helmuth, the Jonathan documents say that the common areas have to be maintained, not abandoned. The bridge has to be maintained, not demolished. Sections of trails that lead to nowhere can be abandoned. **Motion to set aside up to \$2500 for professional fees to investigate the bridge area options Bostrom/Grosch. Passed 7-0.** Scharpen is eager for hard plans on which to vote. Hace concurred. Gruenhagen read from the Building & Grounds charter to clarify roles & procedures for projects. **Motion to allow the management company to move forward defining the specs for rebuilding trail Hace/Bostrom. Passed 7-0.** Board also directed management to move forward scheduling trail work. Bostrom suggested setting a dollar amount for trail improvements for this year and letting vendor determine priority. Hace cautioned about letting the vendor determine priority. He stated that the board and management company should set the priorities. Scharpen noted that the budget needs to be set, first. **Motion to allocate \$160,000 to be used on trails this season Bostrom/Hedtke. Passed 7-0.** Next steps, by Wolff, are for management to take the spreadsheets out to the trails and present a plan at April meeting.
- b. **Management – mailboxes:** **Motion to replace Neighborhood 4 mail station Bostrom/Scharpen Passed 7-0.**

- B.) Christmas in May: Motion to donate \$500 to Christmas in May again this year Bostrom/Scharpen. Passed 7-0.**
- C.) 50<sup>th</sup> Anniversary:** Wolff asked for a committee to plan the 50<sup>th</sup> anniversary celebration. Bostrom nominated Grosch as committee chair & she accepted; Scharpen joined the committee. Hedtke mentioned that Marsh Halberg may want to be involved.
- D.) Reserve Study Update:** The last study was done in 2013. Gruenhagen suggested waiting until fall for the study. **Motion to approve \$4500 expense for an updated reserve study and noted that state statute requires it be updated every 3 years Bostrom/Dummer. Passed 7-0.**
- E.) Karen House Landscaping:** Open forum members pointed out restoration of rain garden and adding screening around the maintenance barn. Scharpen recommended that the board exercise caution when considering taking action upon promises that were made by past boards. Bostrom gave some history about the barn project, indicating that there was not enough money, at the time the barn was built, to do the landscaping. Wolff directed management to get bids from landscapers with a couple thousand dollar budget.
- F.) Garden Plots:** Hace discussed moving garden plots and wanted to talk about this year's game plan. Hedtke indicated that it should remain as it was last summer. Bostrom discouraged the idea of a fence around the garden. Scharpen also supported keeping the garden as is.

### **General Reports:**

**Management Report:** covered above, save collections, that will be covered in closed session.

**Calendar of Events:** Festival of Garage Sales postcard quality was discussed by Wolff.

**Presidents Report:** Wolff encouraged committees to have reports done in a timely manner. Board retreat is scheduled for April

**Activities Committee:** Committee met last weekend. Establishing vision and brainstorming new events.

**Architectural Review Committee:** 2-3 ARC requests, processed quickly. Expecting

**Heritage Committee:** Halberg met with scanner and is awaiting exact quotes.

**Building and Grounds Committee:** covered above

**Treasurers and Financial Committee:** Operating fund & reserve fund are healthy. Bostrom suggested meeting with management every other month.

**Adjourn: Motion to adjourn Scharpen/Hace. Passed 7-0. 8:17 pm**