

## **Jonathan Association Board Meeting – November 14, 2017**

### **Attendance:**

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

### **Gassen:**

Natalie Martynow – Property Manager  
Carrie Maas – Site Manager

### **Absent: None**

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### **Call to Order:**

6:34 pm

### **Open Forum:**

None

### **Designate Quorum:**

9 directors present, 0 absent, quorum designated

### **Adopt Agenda:**

Grosch moved to adopt the agenda.  
Dummer seconded.  
9-0 Motion carried

### **Adopt Minutes October:**

Dummer moved to approve the October minutes.  
Maame seconded.  
Hace suggested striking the word 'maybe'  
0-9 Motion denied

Approve the amended minutes

Scharpen pointed out corrections to the spelling of Jonathan and Association instead of Associated

Change wording to remove 'maybe' and 'could' to "Justin mentioned a railing system should be in consideration next year."

Hace motioned to approve the amended minutes

Maame seconded

9-0 motion carried

- Management Report:

Valve replaced at the Lake Grace Pavilion

The bridge and trail on Warner Circle was removed and seeded

Fall cleanup was successful despite the weather

### **Unfinished Business:**

- Budget:

Management said the budget cut some expenses, increase in dues to \$276.10

Dummer detailed the process of the finance committee including a desire for a larger reserve fund contribution

Hace asked why the budget for legal was reduced, Martynow said the reduced costs would be from using different firms and reducing the number of requests

Wolff said the new budget was based on a zero base budget and allows for seasonally-adjusted budget

Increase dues \$10 this year, an increase of approximately \$22 in six years

Scharpen pointed out that postage was one big area to scale back costs

Watkins asked about changing to digital notifications for residents, Prescott suggested using an email list for push notifications

Hace motioned to approve the budget as presented

Wolff seconded

9-0 carried

### **New Business:**

- Garbage Gate:

Management said the gate estimate is for approximately \$5k

Wolf said that new locations for the dumpster should be considered before money is spent

Hace said that the gate around the garbage should adhere to our own standards

Tabled for next year's budget

- Memorandum of Understanding:

Scharpen detailed the costs of the services, would cost between \$1500-1700 per year

The board agrees to enter into agreement with the long-term goal to move board meetings to the Karen House after renovation is complete

- Copier Contract:

Management offered details on the new copier contract and changes to the use by residents

Wolf asked about the color copy usage, billing options and fixed costs vs. variable costs with the vendor

Management will find out additional details about usage and payment options

- Winter Vehicle:

Management presented options for a winter vehicle after soliciting bids from different vendors and brands

Approximately 8 hours per week spent by Management in winter on waste/doggie pots

Hace asked about using the pickup to collect waste and fill doggie pots, should evaluate the scope of work being done and the required equipment

Rothe asked whether this new equipment would also replace golf cart rentals

Watkins suggested getting a longer warranty on any new vehicle purchase

Motion to table by Hace

No second

Stephen motions to approve the Can-Am up to \$17,140 to include a wiper kit and to collect competitive bids from the dealership

Maame seconded

0-9 motion denied

*Board directive:*

Create an itemized list of how it will be used, reasons for use and hours per week.  
Provide three competitive bids on the Can-Am model unless management finds a better fit based on use.

**Request for Action from Residents:**

None

**General Reports:**

- Calendar of Events: Coco and Coasting upcoming
- Presidents Report: None
- Activities: None
- ARC: None
- Heritage Committee: None
- Communication Committee: None
- Treasurers and Financial Committee: None

**Adjourn**

Maame moved to adjourn.  
Watkins second. Motion carried 9-0  
8:14 pm

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Closed Session

**Call to Order:**

8:17 pm

A working session will work out two options on the Violation Policy to be brought to the next board meeting for approval

Hace moved to adjourn  
Rothe seconded. Motion carried 9-0  
8:34 pm