

Minutes (Draft)

Jonathan Association Board of Directors
Chaska City Hall Chambers
Tuesday September 16, 2008

Board Members Present: Jim Battenberg, Sandi Rossol, Mike Liebe, Maria Awes, Katie Tierney, Walt Ripplinger, Jacqueline Bensman, Nate Bostrom

- I. Call to Order at 6:30pm.
- II. Establish quorum with 8 of 9 members present
- III. July meeting minutes presented for approval with a date change from July 7th to July 8th. M. Liebe made motion to accept amended minutes-seconded by W. Ripplinger.
- IV. August meeting minutes presented for approval. Ripplinger made Motion to accept and seconded by K. Tierney.
- V. Agenda adopted as presented. Motion made by K. Tierney and seconded by N. Bostrom.
- VI. Management Company Proposals
 - A. K. Tierney gave opening statement and explanation as to why board is considering a management company and how the process was handled.
 - B. Kirk Gassen - Gassen Company Property Management
 1. Handed cheat sheet to board members to follow presentation
 2. Addressed board and made presentation
 3. Questions from board and homeowners present
 - C. Bruce Scheuing-Act Management Inc.-Justin Dawson present
 1. Addressed board and made presentation
 2. Questions from board and homeowners present.
- VII. Open Forum
 - A. Mike Sibley –Homeowner Neighborhood 6
 1. Management fees can be significant (10%)
 2. Process to move forward with company
 3. Questioned criteria and why largest available companies Were not included
 - B. Alice O'Donnell (Homeowner)
 1. Thanks to board for proper handling
 - C. Mike Sibley-readdress
 1. Barley bales are not approved by the DNR-whether they work Is arguable.
 - D. Sarah Machakaira Candidate for Ward 2 (Homeowner)
 1. Running for Chaska city Council
 - A. Supplied phone number: 952-261-3053 and gave views, email and website.
- VIII. General Reports
 - A. President's Report-J. Battenberg
 1. Thanks to K. Tierney for good work
 2. Temp at office working out well.

- B. Treasurer's Report-Mike Liebe
 - 1. Thank you to K. Tierney for a great job
 - 2. Financial packet review
 - 3. proposed 08/09 budget review revenue verses expense
 - 4. need to have money in reserve-owe to Association-would like 5%
 - 5. Reserve study and neighborhood allocation study
 - 6. K. Tierney made motion to increase dues to \$204.75 and 5% Discount for multi dwelling. Motion seconded by N. Bostrom Motion passed.
 - 7. Table budget temporarily.
- C. Management Report
 - 1. Report provided.
- D. Building and Grounds Committee-Walt Ripplinger
 - 1. Security issues at Pavilion
 - 2. Bids for security system \$1,120.00 plus for add on features. Monitoring service \$22.95/month. To re address bids
 - 3. Tree issue still there-6 week planting window.
 - a. Tree policy for homeowners needs to be addressed and issued.
 - 4. Storage facility report.
 - a. questions regarding facility and cost analysis
 - 5. Inventory from Playscapes inspection, JA workers sharing in With Playscapes.
- E. Architectural Review Report-Jacqueline Bensman/Jim Battenberg
 - 1. Two storage sheds approved.
- F. Heritage Committee Report-Nate Bostrom
 - 1. Report in packet.
 - 2. Special thank you to Dick Hagen & Alice O'Donnell
 - 3. Talked to Herald regarding guest columnist for October
 - 4. Member added-Marsh Hallberg.
- G. Activities Report-M. Sears-not present-no report
- H. Communication Committee Report-Katie Tierney
 - 1. Newsletter completed.
 - a. Posted in Mail houses
- I. AdHoc/Answers Committee-Mike Liebe
 - 1. Information received thus far is a disappointment.
- IX. Old Business
 - A. Off site storage of electronic information/data
 - 1. \$1,200.00 set up and \$2.00 per gig after 30 gigs
 - B. K. Tierney made motion to hire a management company. J. Bensman Seconded. Motion passed. M. Liebe abstained.
 - C. Discussion regarding management companies. Written ballot taken. Gassen Company Property Management chosen.
 - 1. K. Tierney made motion to enter into a one-year contract. N. Bostrom seconded. Motion passed.

X. New Business

- A. T. Redmond and K. Skinner –Chaska Parks & Recreation request to
Bring proposal to board at next meeting.

Motion made by M. Awes and seconded by K. Tierney to adjourn. Motion passed.