

Jonathan Association Board Meeting – January 8, 2019

Attendance:

Justin Scharpen, Clint Prescott, Steve Dummer, Jeremy Landkammer Ely, Stephen Wolf, Judy Grosch, Amy Gruber, Chase Lundstrom, Kay Rothe

Gassen:

Carrie Maas – Property Manager
Steven Smith – Portfolio Manager

Absent: None

Open Forum: None

Call to Order:

6:34 pm

Designate Quorum:

9 directors present, 0 absent, quorum designated

Adopt Agenda:

Wolf moved to amend the agenda to include

- C. Cluster mailbox
 - D. Clover Ridge Drive Entrance
 - E. Pavilion
 - F. ARC Update
 - G. Obelisk lighting
 - H. Autumn Woods & Acorn Park
 - I. Annual Meeting
 - J. Audit
- Lundstrom seconded
8-0 Motion carried

Secretary's Report:

- Scharpen asked for a line to be stricken from the December minutes
- Wolf moved to approve the minutes as amended
Lundstrom seconded
8-0 Motion carried

Treasurer's Report:

- No updates

Management's Report:

- Wolf requested that the board directives spreadsheet include recently completed directives
- Management will email the full list of directives to the board prior to monthly board meetings

- The Finance Committee met to discuss the CD renewal and recommended a six month renewal
- Grosch asked whether it would be beneficial to split the CD being renewed into several accounts in case one needs to be used

Grosch moved to break up the CD 94828 into a one year and a six month CD splitting the value between the two

Wolf seconded

5-3 Motion carried

- Wolf asked for a five year analysis of collection expenses versus the one year analysis which was provided along with the dues collected over that period
- Lundstrom asked whether a template was being used for reoccurring questions from residents

Board directive: Management will work with the communications committee to create a template for responses to common resident questions within the next 30 days.

- The mail station in Neighborhood 8 is icy and residents are concerned about safety
- The mail station in question will be replaced in the near future and it may be beneficial to move the location of the mail station at that time

Board directive: Management will work with the City of Chaska to get all of the Jonathan land parcels billed to one account to avoid being overcharged for storm water.

- The mail stations that are due for repair and replacement were reviewed by management
- Wolf suggested hiring an architect to produce mail station concepts with a scope of work to be used moving forward since we will also need architectural services for the pavilion

Board directive: Management will work with an architect to develop 3 – 5 designs for mail stations based on the buildings to be replaced or refurbished in 2019.

Lundstrom motioned to approve up to \$5,000 in professional architectural services

Rothe seconded

8-0 Motion carried

Wolf motioned to approve the Maintenance Uniform Policy as presented

Lundstrom seconded

8-0 Motion carried

Old Business:

- Trail Maps – tabled until March
- Historical Markers – tabled until March
- Eitel House – no updates
- Millpond Culvert – no updates
- Pavilion Trail – Railing was installed
- Jonathan Gardens

G. Juliet Park Master Plan

- Outdoor Images, Inc provided a drawing for the park
- Management asked for direction on how the space should best be utilized
- The ARC committee will move forward with a landscape architect to create a master plan and will approach the board if funds are needed

H. Sagewood & Future Developments

- Landkammer Ely, Wolf and Lundstrom met with Hellmuth to discuss whether or not new developments can be added into the Jonathan Association
- The board would need to contact the City of Chaska and notify them that we are interested in adding new developments to the Association
- Pros: Consistency
- Cons: Added responsibility and upkeep
- Sagewood could still be added into the Association

Lundstrom moved to direct Hellmuth to contact DR Horton on behalf of the Association to ask Sagewood to join the Jonathan Association

Landkammer Ely seconded

7-0 Motion passed

1 abstention

New Business:

A. Savings Certificate

B. Nominating Committee

- Scharpen, Lundstrom and Roth volunteered to join the Nominating Committee

Wolf moved to approve the nominations to the Nominating Committee

Dummer seconded

8-0 Motion carried

C. Cluster mailboxes

D. Clover Ridge Drive Entrance

- Lundstrom presented a design for a monument entrance by Clover Ridge
- Wolf suggested getting a design approved via the ARC committee and to come back to the board with a pricing structure

E. Pavilion

- The insurance company needs to come out to inspect the damage
- The fire marshal is working with the insurance company
- Wolf and Lundstrom will form a committee for the pavilion rebuilding process

Wolf moved to create an ad hoc committee for the Lake Grace Pavilion restoration

Dummer seconded

8-0 Motion carried

F. ARC Update

- Common area paint colors and accent colors are being tested and reviewed
- The committee will update guidelines to include the painting of Jonathan Association structures in the approval process

- Will move to speed up the approval process to 7 days from 30
 - Making changes to the application to streamline information
- G. Obelisk lighting
- Electrician came out to inspect the obelisk lighting and the bid would be less expensive to replace than repair
- H. Autumn Woods at Acorn Park
- Rothe is meeting with nearby residents to research what updates would be most beneficial
- I. Annual Meeting
- Meeting will take place next month and the mailing is prepared, copies were provided by management
 - Envelopes will be labeled with the Jonathan Association
- J. Audit
- Now is the time for board members to request any research

Adjourn

Dummer moved to adjourn

Lundstrom seconded

8-0 motion carried

8:47 pm