

Jonathan Association Board Meeting – June 11, 2019

Attendance:

Clint Prescott, Steve Dummer, Jeremy Landkammer Ely,
Stephen Wolff, Chase Lundstrom, Kay Rothe, Judy Grosch

Gassen:

Melissa Kampen – Property Manager
Steven Smith – Portfolio Manager
Kristi Hoffman – VP of Association Management at Gassen

Absent: Amy Gruber, Justin Scharpen

Open Forum:None

Call to Order:

6:30 pm

Designate Quorum:

7 directors present, 2 absent, quorum designated

Adopt Agenda:

Wolff amended the agenda to include item A. Pavilion right after secretary's report
Wolff moved to approve the agenda as amended
Ely seconded
6-0 Motion carried

Secretary's Report:

Wolff moved to approve the minutes as presented
Ely seconded
6-0 Motion carried

New Business:

- A. Pavilion Update
 - Committee met with Theiss Construction to clarify project details
 - Skip Rothe detailed the building process and summarized his conversations with builders and the City of Chaska
 - The city requested a site plan, engineering drawings and an environmental study
 - Communications committee to detail the plan for informing the public

Board directive: Management to work with Wagner Press to replace the paper maps.

Wolff moved to authorize an allocation of 250k to cover the cost of structure and the committee will come back to the board for approval to order the structure
Ely amended the motion to bring the funding approval back to the Executive Committee
Dummer seconded
6-0 Motion carried

Treasurer's Report:

- Wolff asked about legal fees from Hellmuth and Mullins
- Management will investigate the Mullins legal fees

Board directive: Add the legal opinion to the website under Board Research

Board directive: All Additional Properties opinion from Hellmuth to be added to the website under Board Research

Management's Report:

- Management detailed the progress from the board directives over the past month
- Management will work on getting trail maps printed and old maps replaced
- Insurance bids are being collected
- Management will get the irrigation systems in Clover tested and running
- A summer work plan is expected for the next meeting
- Management to provide a job description for the next maintenance hire based on past experience and recommendations moving forward
- The board discussed tree replacements and EAB treatment budgets
- Management provided estimates for fencing around the garbage bins
- The new grounds team will evaluate the need and offer options

Wolf moved to approve Authorized Seamless Gutters for gutters with leaf guard for the Karen House and gutters without leaf guard for the shop, not to exceed \$3,700

Grosch seconded

6-0 Motion carries

Old Business:

- A. Trail Maps
- B. Historical Markers
- C. Eitel House – Retaining wall bid for \$7,000 received

Ely move to approve the bid by Outdoor Living not to exceed \$7,000

Rothe seconded

6-0 Motion carried

Board directive: Management is to produce the Gassen purchasing policy for the board. If there is not one, management will provide a framework.

- D. Millpond Culvert

Board directive: Add the opinion from Hellmouth on the Millpond Culvert to the website under Board Research.

- E. Jonathan Gardens – planning for 2020
- F. Juliet Park Master Plan
 - Ely detailed the process in Phase 1 and will move forward with Phase 2 of the project with board approval

Grosch moved to approve \$5,000 for Phase 1 with Norby & Associates

Dummer seconded

6-0 Motion approved

- G. Clover Ridge Entrance / Mailbox Stations
- H. Acorn Park in Autumn Woods – Capital project for 2020
- I. Tunnels

New Business:

- B. Strategic Plan
 - Wolf needs to recuse himself from the project because he has a conflict of interest
 - Lundstrom will head the project moving forward
 - Ely will work with management to finalize the plan
- C. Summer Work Plan
- D. Warner Staircase
 - Management will reach out to the city
- E. Karen House and shop gutters
- F. Karen House trash area to be fenced
- G. Clover Ridge irrigation
- H. Juliet Park
 - Order a replacement tree

Adjourn

Wolf moved to adjourn
Dummer seconded
6-0 motion carried
8:43 pm