

Jonathan Association Board Meeting – January 12, 2021

APPROVED

Attendance:

Judy Grosch, Justin Scharpen, Steve Dummer, Amy Gruber, Heather Chakirov, Jeremy Landkammer-Ely, John Siegfried, Kevin Fafinski

First Service Residential

Traci Gannon - On-Site Manager
Maggie Mahmood – Association Manager
Jeff Peterson - Regional Director

Absent: Kay Rothe

Open Forum: Paul Vandyke, possible candidate for the board, gave an introduction. He is president of Mill Pond townhomes and is a developer for CJ Robinson.

Call to Order:

6:30 pm

Designate Quorum:

8 directors present, 1 absent, quorum designated

Adopt Agenda:

Amy asked to have audit status put under 5B

- John moved to accept
- Heather 2nd
- Carried

Secretary's Report:

2 corrections of spelling to be made were noted

- Justin moved to approve the minutes as amended
- John seconded
- Motion carried

Treasurer's Report:

Audit status: Jeff explained that FINB financials went to the **board** with detailed figures FINH went to the **homeowners** without details.

Amy inquired about investment options. Maggie will get them by end of week.

Management's Report:

Traci said their main focus right now is getting accurate homeowner information for billing and collections. .

She has been sending reminders beginning November 30th every week for the annual meeting.

She did give a status report of completed projects plus an in-process one.

Reserve study update: An update to the Reserve Study is in currently being done with Reserve Adviser. The cost is \$800 and they anticipate it will take 6-8 weeks to complete.

Judy brought up the 'Resale Disclosure Pkg 'noting that some homeowners sold without one. Maggie said that FirstService Residential has a link on their web site to order resale disclosure documents.

The 2021 Tools/Equipment proposal was given. The cost of the Brush Cutter and Jonathan Truck was discussed, deciding to defer as more information needed.

New Business: Committee Report:

Nomination Committee

- There is 3 open seats-Amy, Kevin, Justin. Amy and Kevin voiced they would like to stay leaving one open. However, there are 2 possibly candidates interested. Judy agreed to step down to avoid a run-off election if necessary.
- It was suggested to have a Moderator available.
- Annual meeting is set for February 16th

Building and grounds report:

John presented 3 main projects that need funding.

1. Finishing the pavilion bank
2. Complete a significant drainage and erosion problem in N1
3. Tunnel under Village Rd needs some erosion control

John moved to have \$35,000 for project to improve drainage area Village Rd-Stanford Circle in N1.

- Heather 2nd
- Voted 3-3 with President voting to break the tie.
- Carried

Adjourn

Judy moved to adjourn

Kevin seconded

motion carried

8:40 pm