

Jonathan Association Board Meeting – January 18, 2022

Attendance:

Jeremy Landkammer-Ely, Kevin Hill, Kay Rothe, Paul Van Dyke, Amy Gruber, Heather Chakirov

FirstService Residential:

Kami Skomsoyvog – Community Manager
Miranda Cadena – Association Manager
Maggie Mahmood – Regional Director
Rachel Henry – Administrative Coordinator

Absent: John Siegfried, Steve Dummer, Kevin Fafinski

Open Forum: N/A

Call to Order:

6:34 pm

Designate Quorum:

6 directors present, 3 absent, quorum designated

Adopt Agenda: Items 7) a) Board of Directors Code of Conduct and Ethics, 7) b) Annual Meeting Update, and 7)c) Nominating Committee were added to the agenda

- Kevin H moved to accept the amended agenda
 - Heather seconded
 - Unanimously Carried

Secretary's Report: There was some spelling errors of realtor that needed to be fixed. In the part about Tuscany Hills monuments, it stated “no long” and should be changed to “no longer”. In the Eitel Committee the word “kicker” should be changed to “incentive”

- Kay moved to approve the amended December 2021 minutes.
 - Paul seconded
 - Unanimously Carried

Treasurer's Report:

- Financials
 - The financials came to Maggie on Friday but they have not yet gone out to the Board as yet. Maggie provided a brief update on the December Financials.
 - The total expenses is \$3,700 over budget but that could be fixed with some reclassifications that Maggie wanted to take a look at with Kami and Amy.

Management's Report:

- Community Manager:
 - Kami was introduced to the Board at the meeting and is excited to continue to work with them.

- Miranda Maggie, and Jeff are all coming to the Karen House to continue to help out as well as train in Kami.
- Tot Lots:
 - FirstService Residential is working on re-doing the spreadsheet in order to get a better handle on what is going on.
 - Kami and Kory will be meeting daily to make sure they have the most accurate information.
- Annual Dues:
 - There have been a few homeowners who have asked to be put on a payment plan in a similar manner that Gassen used to do. FirstService Residential does not have a payment plan like Gassen did but is giving some homeowners a payment plan for 2022 only.
 - There was a discussion around implementing late fees. It was suggested by FirstService Residential to start applying late fees starting on January 31st and repeating every month, at the end of the month. The Board and FirstService Residential will take a look at the Collection Policy and make sure that it is followed regarding implementing late fees.
 - Maggie will make sure that the Board has the Collection Policy and that it is on the website.
- Board Packet Updates:
 - There was a discussion around the timeline for getting Board Packets out to the Board Members.
 - The Wednesday before the meeting is when the packet will be sent out with any hard copies being distributed the following Thursday morning.
 - Any Board members who would want a hard copy would email Maggie and Kami to request a hard copy.
 - Committee reports and questions should be sent in to Kami the Tuesday before the meeting with a reminder email coming from Kami to the Committee Chairs.
- Autumn Woods Fencing:
 - There is another bid from Midwest but so far Vogel has not sent in their bid. They are hoping to get that in before the next meeting.
- Mark Twain Tot Lot Slide:
 - That slide is cracked and Traci said that it was ordered, the Board is requesting for an update on this slide.
- Silo:
 - No Board action as they are waiting for painting bids.
 - There was a discussion around if there was a need for the Board to move ahead with the sign without having the bids for painting. Skip is going to reach out to the vendor in order to confirm the price of the sign and lock that in while the Board waits for the painting bids.

Board Resolution(s): N/A

Committee Updates:

- Monument Updates:
 - There was some confusion around if there were monuments at four (4) neighborhoods (Stone Creek, Heather Ridge, Bavaria Court, and Alexander Circle). Heather Ridge and Alexander circle does have monuments whereas Stone Creek and Bavaria Court are their own Sub-associations and do not.
 - The Board talked about what to do when there is a Sub-association that is also it's own neighborhood and wanted to discuss more at the next meeting.
- Eitel Committee:

- The Eitel Committee met with the realtor and Hellmuth to discuss the replotting of the lot and where to potentially put the driveway. A windmill might be able to be moved to accommodate a driveway however it is also thought that might have a well.
- The realtor and Hellmuth are putting together a packet with the replotted land, that shows the tot lot parceled off, to give to the Planning Commission then the City Council for approval. The goal is to make the February 1st deadline and have it approved right away, otherwise it would have to wait until the March 1st deadline for approval.
- Building and Grounds: N/A

New Business:

- Board of Directors Code of Conduct and Ethics:
 - Kay and Heather are working on creating a Code of Conduct and Ethics for the Board to follow.
 - FirstService Residential and Hellmuth have sent over some examples with Maggie offering to set up a meeting with Kay and Heather to help create this document.
 - Kay and Heather will have Hellmuth look at what they come up with and all set to move forward with prep.
- Annual Meeting:
 - Jeremy requested for all of the Board Members to be present at the meeting and make sure to have “Board Member” in front of their names on Zoom for the homeowners.
 - Jeremy will work with FirstService Residential on the scripting of the meeting and the president report. Maggie will reach out and make sure that Mullen and Hellmuth are present at the meeting.
 - Email blasts will be sent out weekly to remind homeowners.
 - There was some confusion on when the next Board Meeting would be, whether it would be the week before the Annual Meeting or the week after, the Board confirmed that it would February 22nd.
- Nominating Committee:
 - Three (3) positions are up this year and at the meeting Jeremy, Steve, and Paul indicated that they would be willing to run again.
 - There are to (2) homeowners who nominated to run for Board spots giving a total of five (5) nominees. After a brief discussion Paul withdrew his own nomination, leaving four (4) nominees.

Adjourn

- Paul motioned
- Kay seconded
- Motion carried
- Meeting Adjourned at 7:34 pm