

Jonathan Association Board Meeting – April 19, 2022

Attendance:

Jeremy Landkammer-Ely, Kevin Hill, Kay Rothe, Amy Gruber, Heather Chakirov, Kevin Fafinski, John Siegfried, Stephen Wolff, Paul McNeill

FirstService Residential:

Kami Skomsoyvog – Community Manager
Jeff Peterson – Regional Director
Rachel Henry – Administrative Coordinator

Absent:

Open Forum: N/A

Call to Order:

6:32 pm

Designate Quorum:

9 directors present, 0 absent, quorum designated

Adopt Agenda:

- Stephen motions to approve the amended agenda.
 - John seconded
 - Unanimously Carried

Secretary's Report: On page 3 where it states "Kay motions to approve..." it should have the amount of \$8,500.00

- Stephen moved to approve the amended March 2022 minutes.
 - Amy seconded
 - Unanimously Carried

Treasurer's Report:

- Financials
 - Amy requested for FirstService Residential to share the capital projects list/spend budget.
 - Jeff brought up that there is a reserve page that can get built into the Jonathan financials.
- Audit
 - There were some questions on the January and February financials that have delayed the approval of the audit. It is expected to approve the audit during the May meeting.
 - It was brought up about while getting bids for new accounting firms to ask for how much it would cost to have them work with the Treasurer on a regular basis to keep things timely.
 - John wanted to make the audit process easier and timelier. Amy did state that there will be see the switch to going over the financials every month in order to help with catching things more frequently.

- Kami stated that she is making more of an effort to have vendors really itemize their invoices to help as well.

Management's Report:

- Election:
 - There was 12.5% of the membership participated with the election. Amy asked about ideas that FirstService Residential had to increase participation. Kami will get the actual numbers and costs in order to go in depth about what could be done for the next meeting.
- Garage Sale:
 - The date of the garage sale is May 14th.
 - Kami has signs for the event and about 45 Homeowners have registered.
 - There will be an interactive map and a couple outhouses have been ordered to be placed in the Karen House parking lot.
- Community Garden:
 - Kami could not find any ledgers or records showing that a major investment was done for this garden. She did say that they would use the better soil and Kory will till the garden.
 - Kami did say that FirstService Residential will keep up with the maintenance of the garden.
- Spring/Summer:
 - There will be one (1) full time person just for the landscaping up-keep around the monuments. Kory and his assistant will be there as well and there will be one (1) part time person.
 - This all falls into the plan that FirstService Residential proposed at the last meeting to get the Common Areas in good condition.
- July 4th:
 - Kami has begun working on this and already has a couple vendors lined up.
- Newsletter:
 - It is out for printing and will be sent out next week.
- Reserve Study:
 - Currently the Board is waiting for a date to be set by Reserve Study to go out and complete their walk around, the hope is to get this done by the end of May.
 - There was a discussion around if any Board member(s) needed to be there for the walk around to make sure things are not missed. Jeff suggested to have a meeting with Reserve Advisors either before the walk around or the day after but he will reach out to Reserve Advisors and let the Board know the response.

Board Resolution(s):

- Election of Officers:
 - Each of the current Officers, Jeremy – President, Kay – Vice President, Amy – Treasurer, and Heather – Secretary talked about if they wanted to stay on in their role. Mostly they were fine if they were re-elected but also fine if someone else really wanted to take the position.
 - Kay wanted to stay on as Vice President and Kevin F brought up that he had desires for that role in the future if Kay wanted to stay on. This lead to a discussion that Jeremy said the officers and the other Board Members should have open communication regarding these types of moments in order for the Officers to mentor and guide those who wish to take up those positions in the future.

- Stephen motions to nominate all incumbents for their existing roles.
 - John seconds
 - Unanimously Carried
- New Development: Cloverfield Out lot A & Oak Creek:
 - DR Horton is building an apartment complex that would fall under the Decelerations of Cloverfield which is a part of Jonathan and they are hoping to get the apartments released. DR Horton is working with Chaska Investments who are building single-family homes.
 - There was a discussion from the Board around the precedent that it would set if the Board did release the apartments. It was brought up that a similar event occurred with Cloverfield Market Place where it was not released by the Board so it turned into litigation. So there is a possibility that would occur again.
 - The Board has decided to send this back to the lawyer in order to get a full scope of the situation and then make this an action item that the whole Board will vote on.
- Autumn Woods Common Area Fencing:
 - The fence and pillars are in bad shape and the estimated total cost of tearing down and replacing this fence is \$100,000.00. The Board had a discussion on if it was worth going through the replacement of the fence or if it would be better to just tear down the fence which would have an estimated cost of \$8,000.00.
 - Jeremy motions to approve the Vogel bid, not to exceed \$8,000.00 to remove the fence at Autumn Woods.
 - Steve seconds
 - Kevin H, Jeremy, Kay, Paul, John, and Heather approve, Stephen, Amy, and Kevin F deny, motion passes.
- Buckthorn & Emerald Ash Borer Tree Map:
 - Kami had gotten three bids from Rainbow, Bursch, and Bartlett with Rainbow being the cheapest however Kami had a hard time getting responses from the sales representative. Kami recommended Bursch due to the responsiveness, quick, and provided more details.
 - The plan is to handle the trials and the Common Area and there is not a known number on how many Ash trees there are in those areas.
 - Bartlett did give an estimate of \$13,000 to \$15,000 whereas Bursch said that it would be about \$6.00 per tree.
 - Stephen did find the most recent Tree Study dated from 2017 and shared that with the Board which was done by Benz.
 - The Board directed Kami to go back to Benz and see what they could offer, no Board action was needed.

Committee Updates:

- ARC & Monument Report: N/A
- Eitel Committee:
 - The preliminary plat was submitted on April 5th and the committee is waiting.
 - This should now be on the May City Planning Commission Meeting and Kevin F and Kay were asked to attend.
- Build and Grounds: N/A

New Business:

- May Meeting:

- The May meeting will be held at FirstService Residential with an option to virtually attend. The goal is to take the 20 minutes to go over the Board Packet and the rest will be a Board Development Meeting.

Adjourn

- Meeting Adjourned at 8:09 pm
 - Jeremy motions
 - Kevin F seconds