

Jonathan Association Board Meeting – September 20, 2022

Attendance:

Kevin Fafinski, Amy Gruber, Makiza Johnson, Jeremy Landkammer-Ely, John Siegfried, Heather Chakirov, Paul McNeill

FirstService Residential:

Kami Skomsoyvog – Community Manager
Maggie Mahmoud – Regional Director
Kim Lee – Office Assistant

Absent: Kay Rothe, Stephen Wolff

Homeowner Open Forum:

Mary Mirick – Lives at 110950 Von Herten Court in neighborhood 6. She said she has lived in Jonathan for over 45 years. Happy we can have solar energy power alternative. Her concern is the “barn” adjacent to her property. It looks messy. Around the barn is mulch, playground equipment, posts, junk. Everyone is being held to a high standard, but the Jonathan Association property is not. The wood chips are just piled up in plain sight. Are they available to homeowners for their use? John Siegfried said we no longer have a chipper/shredder on site so any mulch on site is meant for use around the properties. If there is old playground equipment, can residents have it or can it be recycled? Can we put an EV charger in the parking lot or somewhere on the property, maybe Cloverfield, which is a newer development? The area around the workshop/barn needs to be cleaned up. The trails are heavily used, it looks bad. Also suggested a second monument for their neighborhood since there are 2 entrances. Thinks the Jonathan can do more for the residents.

ACTION ITEM: Kami will bring Karen house into compliance. Jeremy said we need to hold ourselves to the standard we hold homeowners to so this needs to be completed within 2 weeks.

Alice O'Donnell – Alice lives 110112 Friendship Lane N. Alice had sent letter to Board regarding a large willow that was cut down some time ago (a year or two). She said a playground used to be there but now it just looks terrible. The large stump is still there. She thinks the stump and surrounding landscaping, or lack thereof, are an eyesore. Doesn't like the weeds or stump. Says stump is too tall. She said she has talked to Benz, lawnmower vendors, who say they can't mow around it. Said Kami has gone over with her to the area and done what she can, but Alice isn't pleased with the look of it. John offered to go look at it to see what could be done.

ACTION ITEM: John offered to go look at it to see what could be done.

ACTION ITEM: Kami said that she isn't sure about the history of when or why the tree in N-1 was taken down, but we are working on getting rid of the stump and making the area more useful, nicer. Kami said the stump will be removed around the middle or end of October. She will keep Alice and the board apprised of progress.

Call to Order:

6:50 pm

Designate Quorum:

7 directors present, 2 absent, quorum designated

Approval of September 20, 2022, Agenda:

- John would like to talk about Treasurer's report, investment portfolio and Board Action Items (meetings in person) be added to the agenda.
- Amy asked that the 2023 budget be added to Treasurer's Report.
- John motions to approve the amended Agenda.
 - Amy seconded
 - Unanimously Carried

Secretary's Report

- **Approval of August 16, 2022, Meeting Minutes:** Heather had a few changes. One on page 2 with regard to account balances of \$10 or less, the removal of "as a litmus test" on page 3, and the paragraph naming a resident on page 3. She thought published minutes should be more discrete. John liked the detail in the minutes and suggested we keep a copy of the more detailed version.
- Jeremy motions to approve minutes as amended
 - Makiza seconded
 - Unanimously Carried

Treasurer's Report (Amy):

- Review July Financials (Pages 5-12) – Amy and Kami met to review. Would like this to be routine practice on the 2nd Friday of every month before board meeting. Next meeting to discuss audit, tax returns (due by 11/15/22), and 2023 budget. She said hopefully we can have this all done by the next board meeting. **Action Item:** Kami will send out an invite to Amy to meet and discuss financials.
- Investment portfolio (John): Interest rates have been climbing. Reserve funds need to be looked at again to get the most benefit on our investments (CDs, etc.). Rates of return are higher now, 4%. With a healthy balance in the reserve funds it's a great time to look at this. Presently we have a lot invested in money markets. Everyone thought this would be a good idea. This will be part of the budget discussion. **ACTION ITEM:** Maggie will reach out to Drew in the next day or two and see if we can do this. Have Drew pull together existing investments and what it could look like if we made some changes.
- 2023 budget (Amy): FSR did send budget last week. Finance committee and FSR are going to meet via zoom meeting in the next week or two and go over line by line. Amy didn't have a chance to review budget yet. **ACTION ITEM:** What are our capital projects for next year? Maggie will make sure what our capital projects will be in the next year. **ACTION ITEM:** Kami will send out shell to finance committee. Present outcomes to board at next meeting, prior to meeting, to approve at next meeting. No later than November 15 to approve.
- Reserve study – Jeremy asked John if we can get the reserve study ready to approve by next meeting. John said response has been underwhelming so he hasn't had much help with reviewing. A lot of guestimates about how much funding will be needed in which areas. Suggested/recommended reserves are doubled annually going forward. Numbers indicate the silo is too expensive to maintain but what do we want to do? How much is enough for which areas? Jeremy asked if John ad he can meet with reserve advisors to see if we can get this done in the next week or two? John said yes. Sit down and go over, how did they come up with the numbers they did? Ask the questions. **ACTION ITEM:** Maggie asked if she could set up

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meeting within the next week or two with reserve advisors, Jeremy, John and herself and Kami. After that Amy will work with them on how the budget will fit in with the reserve study.

Management's Report – First Service Residential (Kami)

- First Service Registration Portal on the Jonathan website: We have been able to get more resident information which allows us to disseminate more information to everyone.
- Partnered with Chaska Police Department on bike and catalytic converter events. Hugely positive feedback from members.
- Glad to be part of budget planning.
- Emerald Ash Borer project on Scott Lane moving forward and should be done this week (9/19-9/23).
- Working with vendors on maintenance of trails – Trueman and Welters, Inc. are coming in tomorrow (9/21) at 9:00 am for estimate. John asked if he could attend.
- Kami has taken action on auditing all addresses and registered members in the Jonathan. She has used GIS and Connect to verify addresses. So far only 3 addresses out of around 2700 are in question. She will have this done by next meeting. After all properties are identified she will take a deeper dive to find out why they aren't in our system.
- Maggie said Kami has been doing a wonderful job and things just keep getting better. Gave office team kudos.

Board Action item:

- In person meetings (John). Only annual meetings are recorded. We can record all of meeting, but do we want that? John offered the meeting room on Village Road to have in-person meetings. John doesn't feel zoom meetings are as effective, likes the personal touch. Makiza suggested a hybrid. Heather said using the star phone made it hard to hear if people chose to attend remotely. **ACTION ITEM:** Kami will research how much it will cost and availability of counsel chambers. John removed as action item for now and wait for research. Some spaces aren't set up for meetings, audio, etc.

Inform Items:

- Common area on Eitel Road: Kami has surveyors on Eitel Road to assess and mark where private property verses Jonathan's common area are and who is responsible for maintenance. This came about due to a resident having issues with mowing, etc.
- Common area in N#1 off trail – Alice's discussion
- Request for Dog Park: Kami presented resident's request for dog park across from school on Hundertmark. **ACTION ITEM:** Kami will send more information and pictures if board members are interested. Building and Grounds Committee to review and then bring back to larger board for approval.

Committee Updates:

- ARC Committee: Jeremy has seen the report and things look good. Tuscany looks great. Monuments look fantastic.
- Eitel House: Goes to city for approval next month. All systems go for sale of Eitel house.

Items for Next Meeting:

- October Meeting:

Adjourn

- Meeting Adjourned at 7:45 pm
 - John motions
 - No objection

Resident, Sarah O'Reilly, spoke after meeting adjourned – Speaking on behalf of Michael, her husband. Lives on Hutchins with back to Eitel Rd. Neighborhood has gotten concerned that mowing has gotten intrusive. Lots of people have special plantings and landscaping. Mere mowing isn't as simple as that. A certain resident (Steve) is overly concerned, aggressive about other's property. Stated appeasing one person at the risk of everyone else isn't fair. This person (Steve) has been taking pictures of them, their children and yard. This is very concerning and scary. It's just gotten very bizarre. Jeremy responded saying that we need to make sure of the boundaries and our areas of responsibility. We are trying to work with residents to bring clarity and to calm the waters. Sarah is worried about bias and unfair treatment. Jeremy offered working with Kami and thanked her.