

# Jonathan Association Board Meeting – December 20, 2022

---

## **Attendance:**

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

**Absent:** Makiza Johnson

## **FirstService Residential:**

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

---

**Homeowner Open Forum: None**

## **Call to Order:**

6:31 pm

## **Designate Quorum:**

8 directors present, 1 absent, quorum designated

## **Approval of December 20, 2022, Agenda:**

- Jeremy asked if there are any changes to the agenda.
- Additional agenda item (John): Would like to have face-to-face meetings, perhaps at Karen House, starting in January and moving to other facility after that. This discussion was moved to the committee meeting portion of the agenda.
- John motions to approve Agenda.
  - Stephen seconded
  - Unanimously Carried

## **Secretary's Report**

- Approval of November 15, 2022, meeting minutes as presented. Revised minutes by Heather were sent to board in email prior to meeting as they weren't able to be included in Board packet. Stephen proposed there not be so much detail to minutes moving forward.
- Stephen motions to approve amended minutes.
  - Skip seconded
  - Unanimously Carried

## **Greg Anderson, Realtor – Eitel House Update**

- Approved initial offer. Counteroffer included in board packet. Eitel committee did not make their recommendation based on profit from sale. In the meantime, between the commission, legal fees, title work since 2021 have all been expenses. Greg recommends accepting offer and explained why.
- Paul made motion to accept the counteroffer of \$60,000.
  - Stephen seconded

- No further discussion. Jeremy asked for a roll call vote as follows:
  - Skip (no),
  - Heather (yes),
  - Amy (no),
  - Kevin (yes),
  - John (no),
  - Stephen (yes),
  - Paul (yes),
  - Jeremy (yes)
  - 5 yeses, 3 nos. Motion carries. Counteroffer of \$60,000 approved. Greg will send documents over to Jeremy in the morning.

**Treasurer’s Report (Amy):**

- **Review November Financials** – Amy said she has not reviewed financials yet.  
**Action Item:** Amy would like to meet with Kami and/or Maggie after the holidays to go over financials.

**Management’s Report – First Service Residential**

- Cocoa and Coasting went well.
- Cory resigned and is now gone. Going forward more vendors will be used so the groundskeeper position will be modified to better serve the needs of the property.
- One of the vendors we will be using is Birch Tree for our tree care and removal. They will be starting with trail head one in February. It will be a process, 2-3 years, to get things on track. The cost will be under budget which will allow us to work on other projects.
- Benz is another vendor we are and will be using for snow plowing in the winter and mowing in the summer. They have been helping with trash and doggie pots in the interim while we do not have any on site grounds help. This will stop once the new groundskeeper starts.
- Mustard Seed will be working on plantings and the monuments.
- Mustard Seed and Birch Tree will be coming in spring/summer to do informational sessions for residents at no extra cost to us.
- Sub-association Audit: Sub-associations that figure in the annual dues to the monthly dues are not in Connect. The management company pays us. We do not have individual resident information. Concern was expressed that since these homeowners are not in Connect, they are being missed within the Jonathan. Homeowners do not get to vote; The management company does. **Action Item:** Maggie will find out why sub-association/management companies don’t have to pay everything up front like everyone else in the association verse monthly. They could then be in Connect.
- Collection Policy: **Action Items:** Kami and Maggie will work on recommendations on how to handle collections. They will take to Finance committee for review. After that they will be presented to the Executive committee.
- Mailboxes: 16 cluster boxes will be replaced in 2023.
- The reserve study should be completed by the end of year. Final, signed. Comes to the board for approval.
- Next meeting is January 17<sup>th</sup>.

**Board Action item:**

[Type here]

- **Investment Portfolio Options** – Refer to board packet (pg. 12-14). It was discussed. Despite the reserve study not being finalized there are still monies available to invest.
- Motion by Stephen to approve dispersal of \$200,000 earmarked to invest as follows: \$100,000 in reserves, time stamp asap; use other \$100,000 to 50% in 3-month CD and 50% in 6-month CD, Money market at Enterprise Bank & Trust, 20-month account.
  - Seconded from John.
  - Motion carried. Unanimously approved.
- Stephen makes motion to take \$300,000 from lowest interest-bearing checking account and put into a CD for duration of 6-month.
  - Seconded by John.
  - Unanimously approved.

**Committee Updates:**

- Additional agenda item: Face-to-face meetings at Karen House starting in January and moving to other facility after that. Chaska City Council Chambers are not available to us for meetings. Karen House cannot comfortably accommodate all members. Annual meeting has been a zoom meeting for the past couple years. Perhaps a hybrid meeting where people can attend in person or via zoom. **Action Items:** Talk to Makiza or Kevin regarding technology for meetings.
  - Suggestion was made for quarterly meeting.
- Minutes – Do a detailed version. Heather will revise and for board packet and web publication.
- Election – 3 seats will be open in 2023: Heather, Skip, and John’s seats. Heather and John will not seek reelection. Skip is going to defer his decision for now.
- Eitel House: Committee dissolved

**Items for Next Meeting:**

- Review roles and responsibilities of board, agree on
- Frequency of board meetings.

**Adjourn**

- Meeting Adjourned at 8:28 pm
  - Stephen motions
  - Skip seconds
  - No objection