

2017 Annual Meeting Minutes

(Minutes will be approved at the 2018 Annual Meeting)

Monday, November 13, 2017, 7:00 PM

Lawrence North High School

ATTENDEES:

Board Members

<input checked="" type="checkbox"/> Bruce Amrhien	<input checked="" type="checkbox"/> Charlie Spyr
<input checked="" type="checkbox"/> Scott Gallagher	<input type="checkbox"/> Mike Barger
<input type="checkbox"/> Kay Green	<input checked="" type="checkbox"/> Tim Westerhof
<input checked="" type="checkbox"/> Tom Johnson	<input checked="" type="checkbox"/> Chris Zell
<input checked="" type="checkbox"/> Ron Sans	

Residents:

Mary Sans	Crystal Johnson
Clarice Morford	Chuck Schneider
Uriah & Rennie Bontrager	Zach and Kyle Malmgren
Ron & Jean Semro	Bruce Paul
Gary Windler	Jim Ficocilli
Anita, Ryan Donaldson	Dave Fuss
Alex Ray	Ken Ogorek
Jarrett Horne	Chris Dell
Rich & Sherry Havelin	Gustavo Perrotta
Jessica Gallagher	Hillary Pyle

- The meeting was called to order by Charlie Spyr at 7:02 PM.
- The Board members and Board candidates present were introduced.
- The election of 4 Board members was carried out. The following were nominated and the results are shown below with the terms in years to be served on the Board.
 - Mike Barger
 - Scott Gallagher – Elected (3 yrs)
 - Justin Guedel
 - Toulia Guedel
 - Sherry Havlin – Elected (3 yrs)
 - Zach Malmgren – Elected (1 yr)

- Charlie Spyr – Elected (3 yrs)
- The members approved the minutes from the last year's Annual Meeting.
- The Treasurer's report was presented to the association and a discussion on the following occurred.
 - A question was asked if the budget contained money for the playground. The answer was yes.
 - The lights for the entrance to Castle Cove were also in the budget.
 - A discussion occurred over the overgrown bushes on the 82nd street side of the road. The plants that are growing from the inside of the wall to the outside of the wall are the homeowner's responsibility. These bushes need to be trimmed by the home owner.
 - A question was raised on why the budget for insurance went up. There was a claim made against our insurance for an incident at the swing set. This may have caused an increase for the insurance. The Budget value for the insurance needs to be increased to \$6,800. The Board will investigate this issue next year.
 - The question was asked if we were keeping the management for the pool as last year. The Board will not renew the pool manager's contract for 2018.
 - The question was asked about the cost of the pool chemicals. The Board will investigate converting the pool to a salt water pool which may reduce the chemical costs.
 - The Board gave an explanation concerning the reserve fund.
 - The association approved the Budget (as proposed) for 2018.
- Tom Johnson presented the Treasurer's Report for 2017 which is shown in the packet on page 8. The following discussion occurred.
 - Since the Treasurer is required to conduct an independent audit each year, and since there has not been one for a long time, The Board contracted for an audit for 2016 / 2017. The results were just returned to us. One of the recommendations was to setup a finance committee. By the way anyone who is interested, should contact Tom Johnson. There were a few other issues. The most significant one was with the pool receipts. Several of the receipts were not in the hands of the Treasurer. Also there were few invoices from our lawyers that were missing in the audit. Bruce Paul volunteered to be on the Finance Committee.
- Committee Reports
 - See details in the 2017 Annual Meeting Packet
 - Common Grounds
 - A question was asked about the playground area.
 - We spent about \$10,000 in 2005 and 2006 for the current playground. It was just determined that some items are still covered by the warranty. The Board will investigate this further.
 - It was suggested that we use the rubber mulch because it will last forever.
 - The Rainbow Corporation made our present playset. The playset was purchased through Recreation Unlimited which no longer has contractual agreements with Rainbow. Tim Westerhof has been investigating the issue. Perhaps a committee

will be setup to reinvestigate this issue since it has become a more complex when it was presented on Facebook.

- Castleton Estates put in a new playset recently and this should be investigated.
- Compliance Committee
 - The “fire house” on Baybrook is now for sale for \$159,000.
 - There was a question if the Board will be sending out notices about overhanging trees over the sidewalk. This will be investigated by the Board next year.
 - It was suggested that we send out a short document stating the major items in the covenants for all homeowners to be attentive to when we send out the dues notice next year.
- Lake Committee
 - It was suggested that the grass clippings not be left on the street because they enter the lake through the storm drains. They then decay and add more silt to the lake.
 - We will not stock the fish this year, since we have already stocked the lake on several occasions in the last few years.
- Newsletter
 - It was suggested that we have a handy man, babysitting, lawn mowers section be added to the newsletter. It was suggested that some of these items also be put on Facebook.
- Pool
 - We expect to go back to the keypad for entry to the pool area.
 - The lifeguards last year did not keep the pool restrooms clean. It was suggested that the lifeguards keep this area clean.
 - It was suggested that we did not get this year as many Lawrence North students that do not live in the here as in other years.
- Tennis
 - Since the Tennis courts cost us about \$75,000 replace, we must keep them up. The Board obtained 2 estimates to service the courts. They range from \$5,000 to \$ 8,000. This is a major concern since in previous years before the new tennis courts, we ignored servicing the courts for several years, which led to them deteriorating beyond repair.
- Welcoming
 - The budget for the Welcoming Committee will be the same as last year. Another person has been added to the welcoming list since the printing of the packet.
- Additional Discussions
 - It was mentioned that there was no input from Crime Watch in the Board’s report. About 2 years ago, the Board was told that Crime Watch is a police function, not the HOA.
- Meeting adjourned 8:36 PM.

- The next routine Board meeting will be in room 104 at LNHS on Tuesday January 9, 2018 at 6:30PM.
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Submitted by:

Ron Sans - Secretary

Reviewed by: Charles Spyr, Pres.