

July 2021 FRHOA Meeting

Notes from the FRHOA Meeting conducted on 7/6/2021 at 7pm CST

Attendees - Todd, Peter, Kevin, Brad, Nick, Lance and Rian

1) Welcome/Intros

Todd, been in the subdivision since the neighborhood was formed in 2004 and he was on the original board for about 6-8 years. Glad to be back in the saddle

Pete, the website is not updated. So, Peter is Treasurer. Lance is Secretary. Nick is VP. Kevin and Brad are members at large

Pete, in subdivision since 2006. Has been the treasurer for about 3 years. Just Pete, Jason and Brad for the past few years holding the fort down. Travels

Kevin, in subdivision since the start. Works for United, Zoom has allowed opportunity to support us here. Kevin is here to help. Travels

Lance, in subdivision since 2005. Travels

Brad, moved here in 2012 from over the boarder. Happy to see a bigger crew here to help out. 84 homes in the neighborhood and lots of opportunity. Travels

Rian, recently moved in and President of an IT Company

Nick, moved here about a year ago. Live in Palmer's house. Looking to help out.

2) General Housekeeping Discussion

- Website Updates - New Board Contact & Minutes (Who Has Update Access) Lance and Peter has access as well as Jason. Lance will get with Jason on this as well as for our FaceBook Page.

- HOA Meeting Frequency - Peter had stated that the team normally met around 3 times per year, Todd was suggesting maybe go quarterly. Discussion on this topic and the take away was to go with quarterly.

The next meeting is scheduled for September 13th, 2021. We can publish the future schedule then. Richmond Township and Library were past meeting areas. We will explore other areas.

3) Finance Discussion (Peter) -

- Review Balance Sheet/ P&L - \$315 association fee is what Peter recommends to have as our HOA annual fees. Documents are being held by Jason. Todd is looking for the assessment paperwork and Brad also has copies.

Todd asked the question, what is undeposited funds. Pete mentioned that is the process within quickbooks and it is based on reconciliation.

- Signing Authority - We will need to look into who has signature authority at SBOL for our group.

- Dual Signature? - Todd, Nick and Pete will be our signature authorities; they need to stop at the bank and get this completed (ACTION ITEM #1). Is Dual Signature needed? Not needed at this time.

- Collection of HOA Dues for 2021/Outstanding/Process - Two residences currently outstanding. One is small but the Perez family has been outstanding for some time. Their latest estimate is around 7-8 years of dues outstanding plus

8.5% (approximately over \$3,600). Pete has been doing some reading and after 5 years of non-payment, it is recommended to turn them over to collections. There are also some old liens outstanding.

- Outstanding Liens Pete will update and get to us by the September meeting.

4) Covenant Violations (Brad)

- Current Process For Covenant Violation Notices - Brad stated that in the past, there was only a couple of people on the board. People would call them and complain. The board would issue warnings but no fines have been accessed.

- Outstanding?? - One home on Magnolia that leaves there garbage can in front. Pond shed does not meet covenant, owner is aware of this. She built it without a permit. Storm drain challenges with village.

Trailers, Tents, Boats - how long can they stay out? Public Works was out last week and will be out on the 7th to address the storm drains. Also, paving the roads would be a good thing by our village.

Grass Clippings on the road, Brad recommends to send a letter out to cite rules as well as prevention of having grass within our storm drains.

- Templates??

5) Landscaping Review (Brad)

- Common Area Mulch - Will be started this Saturday. Mulch, flowers, sprinkler repair will be completed.

- Flowers - Covered

- Sprinkler Schedule & Repairs - Covered, Brad and Todd will check into the zone controls/timing.

- Lights - Lights have been converted to LED which are more durable and it is a lower operating cost.

- Entrance Sign Painting - The sign has been painted in the past. Most of the dues cover our common areas and landscaping. Todd recommends that we address the sign in the near future.

- JBT Contract - They missed the L Shape lot on Magnolia this Friday. Spraying weeds is part of their contract. We have one more year to go with JBT. Brad took estimates from about 5-6 landscapers.

6) Spreading the wealth - Architecture Review Committee - Kevin, Nick and Brad will be the team.

7) Spreading the wealth - Landscaping - Rian, Todd and Brad.

8) Spreading the wealth - Finance - Rian offered his help in contract negotiations. Lance will help in mailings.

9) Stormwater Management - Discussed earlier.

10) Legal Representation - We do not know but Pete will send info out on this collection outfit who also has legal support.

11) Misc/All Other Business - Pete told Todd about 3697 Magnolia Drive, successor is requesting that she gets a credit on their association dues. Discussion about the retention pond and how to maintain due to geese.

Owner bought property so the pond is their responsibility.

Review Balance Sheet / P&L. (Peter) - Completed by Group