



**Meeting called by:** Rian Yablun (Vice President)      **Type of meeting:** Quarterly Board Meeting (APPROVED)

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**Note taker:** Lance Snider

**Members Present** Rian Yablun (Vice President), Kevin Simecek (Treasurer), Lance Snider (Secretary); of note, two board members were absent and they were Todd Ippen (President), and Brad Morningstar (Member at Large)

**Attendees:** Scott Keller, Jean Walrack, Tom Straley, Carrie McMichael, Lino Carli, Martha Carli, Michelle Miller, Rick Miller, Lee Rosner, Ken Zoerner, Larry Stark, Marie Stark

**Intro:** Welcome by Rian, Roll Call (15 attendees) and Approval of Last Meetings Minutes (Rian motioned and Kevin seconded the motion, board approved)

**Board Reporting:** Treasurer –  
Goal is to have 3 of our CDs shifted over to treasury bills (should be around a 5% ROI); in process with two complete so far. Aged Receivables (AR) discussion that there are 2.5 residents in our HOA that over approximately \$8K. FRHOA currently has approximately \$114K in total assets. With the high amount of the assets, do we need to consider adding a fidelity bond and or fidelity insurance to protect our assets from theft and/or cyber crime. Of note, we do not have multi-factor authentication (MFA) or two signatures with our bank account. Due to the front signs being replaced and the drainage being cleared out, that brought the 2023 NI to about a \$1,400. Annual dues in 2023 was approximately \$25K while 2022 was about \$28K. Proposed 2024 was presented and the recommendation and agreement to the 2024 association fees being \$280. All financials presented including the treasurers report will be posted to the FRHOA website.

Secretary –  
2024 Meeting Dates are March 18<sup>th</sup>, June 17<sup>th</sup>, September 16<sup>th</sup> and December 9<sup>th</sup>. Board meeting reminders are now being posted in the village of spring grove newsletter, the FRHOA website & by e-blasts. Comment was made to please do this again 4-5 days prior to our board meetings.

Vice President –  
Board elections to be held on March 18<sup>th</sup>, the Vice President, Secretary and Member at Large positions are being considered. Front entrance signs have been replaced.

Homeowners Comments –  
Comments and concerns – KLM should be removed from future voting or at least pay fees in the future (we will need an amendment on this), does JBT spray our empty lots?, Marie Stark would like to volunteer to be a member at large, Michelle recommended that we put name placards on the tables so that we can all get to know each more at the meeting; in fact, we did go around the horn in the meeting so we could know who was present, should transfer fees be raised and a discussion on why trailers and RVs are not allowed within our HOA.