

SGHOA Board Meeting September 14, 2015

HOA Board present: Anita Westerhaus, Donna Lobdell, Tim Callahan, and Chris Hahn

Guests: James Eierman, Tonya Newlin, and Chad Wise

Call to Order - Anita

Secretary Report – August 10 Meeting Minutes

- Motion to approve, Chris, second, Tim

Treasurer's Report – Financial Report

- Checking account total at the end of August is \$18,498.18
- Income for the month was \$218.82
- Only check for the month was payment to Greenscapers of \$3,975.00
- James reported that the only unpaid dues are McCormicks, asked if the board wished to charge a penalty, board decided to allow more time
- Greenscapers has done 22 of 28 scheduled mowings
- Motion to approve, Tim, second, Donna

Property Manager's Report

- James walked the property with a representative of Ecologic
- Suggested possibility of creating rain gardens
- Removal of concrete would be greatest expense
- James spoke to a hydrologist who also suggested the rain gardens and would do a complete report for \$4,800.00
- Chad said Carol has some books on rain gardens she would be happy to share
- James said Bill Mankins told him if Evelyn sued Phil Tapp or the city, he would participate, but not if she decides to sue the board, James has not spoken to Evelyn recently
- Donna asked if the board was insured against such a suit and James said we were
- James said the school is closed for our scheduled annual meeting date, and would charge \$50.00 per hour to rent – Anita called for a motion to approve the expenditure, made by Donna, seconded by Tim
- Donna will send an email to the principal at Summit Elementary to thank them for improving the traffic pattern for parents dropping off and picking up students
- James was asked to continue working with those affected by the drainage issue
- James reported that there were 21 responses to the survey, the majority agreed to keep the current mowing contractor, with some requests for improvements, which will be passed along in writing, fee will remain the same as the current year
- Representatives of the board will meet with James at the Jamar offices to go over the budget and other documents for the annual meeting
- There was a discussion of the proposed mission statement and bylaws amendment and the board members approved them
- Donna reported that Bev Malooley might be interested in being on the board, Chad wasn't sure if Carol would, and Anita said Don would be willing to serve
- Other agenda items for the annual meeting include the survey, a discussion of the design committee, the meeting with Phil Tapp

- Jamar will take attendance, determine if there is a quorum, and introduce the new budget
- James will check with the school about using their LCD projector, Tonya will check on Monroe County GIS to project to show a platting overview
- There was a discussion of a newsletter to follow the annual meeting to list the new board, the continuation of Greenscapers, the results of the voting
- It was decided not to hold a board meeting in October, but to schedule a joint meeting of the old and new boards on a date to be determined
- There was a discussion of the number of attendees and/or proxies needed for an official meeting and a strategy for obtaining proxies
- Tim passed along Edda's suggestion to formally greet new residents and recognize them in the newsletter, and there was a discussion of forming a committee and what would be included in a welcome packet, such as a neighborhood directory
- Tim reported that the design committee had approved Howard Theis' landscaping request after the city signed off on it, as well as his request to install plastic windows on his porch

Adjournment – moved by Donna and seconded by Tim