

SUNFLOWER HOMEOWNERS ASSOCIATION

BOARD MEETING

Date: November 29, 2016

Attending:

1. Board Members: Tim Callahan, Don Westerhaus, Donna Lobdell, Bev Malooley, Cathy Larson (2016); Ryan Nichols, Susan Wier (2017)
2. Jamar: James Eiermann , Tonya Newlin
3. Owners: Charles Wise

Meeting called to order at 7:35 p.m. by Tim Callahan.

Motion to approve August 2016 Meeting Minutes made by Cathy Larson, motion seconded by Bev Malooley, all in favor, motion passed.

Treasurer's Report (October Financials) – given by Tonya of Jamar:

- Transferred \$1000 from savings (leaving \$9000) to checking to cover additional lawn care bills.
- Have collected dues from all owners with the exception of 1417, which was foreclosed on and the HOA will take a loss on this unit.
- Annual Meeting expenses were over budget by \$128.91 due to all the copies we had to make and send out to prepare owners for the meeting – we sent 2 packages this year.
- Postage expenses were two times our budget, but this was because we had two large mass mailings to owners to prepare for the annual meeting.
- Legal and Professional fees were over budget by \$432.50 due to consultation regarding drainage, 1417 Petal Court, and Bylaw revisions.
- Mowing was over budget by \$1290.00 due to additional lawn mowing done as a result of exceptionally warm weather this year.

Motion to approve October Financials made by Don Westerhaus, motion seconded by Cathy Larson, all in favor, motion approved.

Annual Meeting Follow-up:

- Bylaw changes passed / CCR changes did not pass
- Jamar will have the attorney draft the Amendments to the Bylaws and file.

Bylaws/CCR Committee:

- This committee was formed at the annual meeting and consists of Terry Fink, Bill Holdeman, Bill Mankins, and Don Westerhaus (committee chair).
- One meeting has been held already regarding how to move forward.
- The committee members are drafting a plan and will review again at their December 8th meeting.
- They hope to have a finalized draft to bring to the board after the first of the year.

Drainage Committee:

- This committee was formed at the annual meeting and consists of Bill Mankins, Ryan Nichols, Evelyn Griffith and Tim Callahan (committee chair).
- Tim Callahan expressed that the committee may need to do some additional recruiting.
- They have had some discussions, but no official meeting.
- They are scheduling a meeting with the City of Bloomington and Chris Sturbaum.
- Ryan Nichols mentioned that we might want to approach the federal government regarding this issue, as he believes the water ways are now the responsibility of the federal government.

No Solicitation Sign:

- Jamar is talking to the City to get approval.
- This will be placed under the Neighborhood Watch sign.

Lawn Mowing Bids for 2017:

- GreenScapers will no longer be mowing lawns for us after this year, although they are willing to continue the fertilization applications if requested. The Board decided that it made more sense to hire just one company for the entire job.
- Jamar contacted several companies, and received bids from 3 of them:
 1. Wells Lawn Care – cheapest, but we do not know if they will do mulching. Jamar will follow up on this.
 2. Nature's Link – this company was ruled out by the board.
 3. McClaren – has worked for a few owners in the association and they are happy with the results.
- Jamar will gather additional information, and a final decision will be voted on by email.

Street Lights: Duke Energy started to put up the lights, but stopped. Jamar will follow up on this and find out status.

DocuSign: This is a certified electronic signature, and might be a good way to have meetings when people cannot be present – proxies can be sent using this software. Jamar will look into this program.

Newsletter:

- Tim would like the next newsletter to go out by December 9th, and it will include articles on the following:
 1. A summary of the special and annual meetings.
 2. Solicitation in the neighborhood.
 3. Updates regarding the two newly formed committees.
 4. New mowing company – if settled by this time. Will include a request that complaints should be sent to Jamar, NOT the mowing company.
 5. General maintenance – contact Jamar.
 6. Optional power-washing again in the Spring (\$100/unit)

Jamar to call Linda at the City of Bloomington regarding the tree dying by Susan Wier's house.

Next board meeting scheduled for February 21st at 7:00 pm at Don's home.

Motion to Adjourn made by Cathy Larson, motion seconded by Bev Malooley, all in favor, motion passed.

Adjourned at 8:30 pm