

**Sunflower Gardens Homeowners Association Board Meeting
April 6, 2015
7:00 pm/ home of Anita Westerhaus**

Board Members Attending: Tim Callahan, Chris Hahn, Anita Westerhaus, Donna Lobdell, Howard Theis

Jamar Management Company Representatives: James Eiermann, Leasa Siscoe

Guests Attending: Chad Wise

Meeting was called to order by Anita.

Anita asked for a motion to approve the minutes from the February 10, 2015 meeting: motion – Howard, second – Chris, passed.

March Treasurer's report was presented by Leasa:

Howard was unclear about the financial reports generated by Jamar. The reports created by Quick Books which is the accounting system used by Jamar did not show: how much in homeowners fees were collected in Nov/Dec 2014; this years homeowners fees collected and how much was in retained earnings.

Leasa explained there are many different reports that Quick Books can create and the information Howard was asking about can be done. Howard suggested Anita, his wife, Kathryn C.P.A., schedule a meeting at the Jamar office to discuss the reports requested which will be scheduled for April.

Motion to approve...Treasurer's Report;motion -Tim, second-Donna, passed.

Property Management report was presented by James:

James received phone calls from homeowners regarding sidewalks being shoveled; wanting to speak to Jeremy from Greenscapers regarding mulch and two phone calls about roof problems. He also received a phone call from a homeowner wanting to have the current Board of Directors replaced.

James and Todd Stevenson from the Monroe Co. Drainage Board are going to walk the culvert on April 7 when rain is predicted. Todd has no jurisdiction as far as decision making but he can make recommendations to the City.

Chad Wise: It appears the beavers are back and have obstructed the outflow of the drain to the pond.

Leasa: Jamar will place a call to the City to take care of clearing the drain of wood to ensure proper flow of water.

On March, 31, 2015 Jeremy Warren, Greenscapers, Leasa Siscoe, Jamar Realty , Leonard Kelley

and Carol Wise did a walk-through of Sunflower Gardens. Leasa presented a one page summary outlining expectations we have of Jeremy and his crew at Greenscapers. Leasa asked that the current Board discuss a budget line of money to help with problems that occur which are outside the owner's responsibility such as holes and uneven sidewalks.

Leasa suggested an e-mail be sent to homeowners reminding them that even though their property has been mulched, it is their responsibility to keep weeds pulled. Anita agreed and Leasa said she would send a reminder to homeowners.

Tim asked if the City still has the sidewalk replacement program where they provide the labor and you pay for the material. Leasa said she would check to see if that program is still available.

Anita inquired about the directory for Sunflower Gardens and that there were some residents who did not list their phone numbers. Leasa said the directory will be updated as there have been new homeowners move in.

Currently the Sunflower Gardens is insured by Travelers Insurance. Unless there is a rate increase of 10% or more, it was agreed to continue coverage with them.

Drainage Issues: Anita asked James if he had any information regarding if Maston Court was built before Sunflower Gardens. James said he was checking with the Recorder's Office and he did not currently have that information.

Anita reiterated that the Board honors the policy that the homeowners are responsible for drainage issues on their property. However, to offer support she drafted a letter to Phil Tapp, developer of Sunflower Gardens, with a request to informally meet with board members to discuss the drainage problems. It was also suggested to write a letter to Councilman Chris Sturbon, to outline the drainage problems to him, which Anita agreed to do.

Chad Wise summarized what he and Carol have done to their property located at 2675 Sunflower Drive to take care of the drainage problem. He feels the drainage problems are a concern for the entire Sunflower addition, that he is aware of property owners unable to sell their homes because of the drainage and is very frustrated with the lack of concern by the Board, Jamar and the City. He feels the future of Sunflower Gardens is in jeopardy because these problems will only get worse. Chad stated "It is a problem—let's do something".

Leasa had spoken with a homeowner in the addition behind Sunflower Gardens and asked if she was aware of the erosion of the concrete path. She explained we had a structural engineer who was surveying the drainage problems and he commented on the erosion. Leasa has the name and phone number of this person if this is an avenue we wish to pursue.

Anita explained if there was a fee assessment to homeowners 2/3 of the association would have to be in favor in order for it to pass.

New Business to be discussed at further meetings: Anita questioned the terms of board members and that the by-laws state new members are elected each year which creates a problem with continuity. There was much discussion about having a board consist of 3 or 5 members and serving staggered terms.

Anita also suggested the by-laws be changed to allow the Board to have closed work sessions to discuss issues. Appropriate changes to the by laws are recommended so we are in compliance.

Anita suggested Sunflower Gardens have a mission statement for the association.

Currently Sunflower Gardens is not featured on the Jamar website and we should be represented. Tim Callahan has had experience in that area and offered to help with that.

Meeting was adjourned.

**Respectfully submitted
Donna Lobdell, Co-Secretary**