

HOA Monthly Meeting  
April 20, 2021

Attendance: Kim Duffie-Pres., Steve Pappas-VP, Karen Ross-Treas., Paul Liguori, Rob Souchon, Dan Duffer, Mike Quinn- At-large members  
Lee Clouse-VP PMI/ Meridian, Gary Feigenbaum-PMI Property Manager

Call to order 6:34pm

1. Lee introduces new property manager, Gary.
2. Minutes
  - a. Jan minutes approved- Rob motion, Paul 2<sup>nd</sup>, all in favor
  - b. Annual meeting minutes approved- Rob motion, Dan 2<sup>nd</sup>, all in favor
3. Financial Report-Karen:
  - a. As of March 31, 2021-\$91,464.51 in checking, \$63,367.77 balance in reserves
  - b. Becky from PMI, took out the Jan and Feb dues that PMI gave us for free.
  - c. Duke bill in March looks like it paid Feb and March by mistake, Becky needs to check.
  - d. Lee will find the Duke contract to find why paying \$150 each month just in maintenance fees and what exactly they cover.
  - e. Dan asked should we put the reserves in a 6-month CD or to earn a bit of interest.
  - f. Ask for our insurance to be paid all at once to get the discount
  - g. Approval of financial report- Rob motion, Steve 2<sup>nd</sup>, all approve
4. Hoosier Irrigation- Gary, Steve, and Kim will meet with Hoosier to go over any current and possible future repairs needed. Board will decide if want to keep the system on Smith Valley if maintenance costs are low.
5. CAI (Community Associations Institute)- Steve recommends we join group and board can take online classes that teach more about Board responsibilities, etc. Lee and Gary recommend it. \$250 for the entire board as a whole. Board will look over and vote at the May meeting.
6. Pond Sign broken- Gary get a quote from Otto's
7. Reviewed Nick's bid to clear out the concrete drain by the walking path. Board decided to wait until Bowen comes back to re-do the path and regrade Annie's Park, and let the grass grow for a year to see if drainage is better. Re-assess in 2022.
8. Reviewed Rules and Regs Guidebook. Suggest on FB that homeowners remove newspaper boxes if not in use. Board will look over changes and vote for approval in May.
9. Reviewed the new color palette suggestion. Dan and Steve will take it back to committee and vote in May or June.
10. Steve gave info on the Flock safety cameras that Johnson County recommends. Takes pictures of license plates. Will see if we want them after I-69 is done and see if traffic picks up.

11. Gary mentioned possibility of a short, 1 topic, monthly e-mail newsletter. Try to do one in May maybe.
12. Angie and Colleen create a Social Committee for annual picnic, food trucks, and possibly Christmas decorations and combine with Welcoming committee. Board says go ahead.
13. Karen wants to know if we should do a reserve study to see how much money we need for future improvements. Lee has software at PMI that he can use to enter in all of our common area items and get an idea of where we stand.

End of Open door meeting