

The HOA did not have their quarterly meeting as planned on Feb. 17, 2025. The following is a letter to the board from President Mark Hagen to update the board covering several topics. Other reports that would have been gone over at the scheduled meeting are also included.

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Board Members

February 25, 2025

I am late getting this out to you with some information that we do need to address since we didn't have the last board meeting because of the weather. With that in mind, I wanted to bring some things up to everyone for not only informational purposes, but the fact that we do have to vote on a few things.

First off, the Spring Trash pickup is scheduled for 5/3/25 and the Waste pickup is scheduled for 5/17/25. I wanted to get this out in case anyone might ask you about it.

Also, Jenkins Lawncare has taken down the Christmas lights for us and are storing them for us at no charge for storage. This is very helpful and will also allow them to put them up on their schedule next year as they work to get lights up.

As far as the Board Members term: We have three of us that are coming up on our terms this year. The three of are Myself, Kim Westhoff and Trenny Wilson. These positions will either be extended or replace at the annual meeting, so if at that time we have anyone else interested in being on the board we will be conducting a vote at that time for those positions.

As everyone knows, this year's weather has taken a great toll on our streets in our development. As we have stated many times in our meetings, road repair is the responsibility of the city, but if someone were to ask you about them, please refer them to the city to report these issues.

One thing that we would also like to get out is anything that needs to be added to the spring newsletter. If you do have anything for that, please send it to us as soon as possible so we can get that in.

Now on to a few items that do need to be voted on by the board so we can get them covered:

1. Common Area Maintenance

- o Jenkins had our contract last year and when I talked to them they are not raising the fees for this year if we renew. I believe we have had good responses and work from them, so at this time I would like to renew their contract for this next year to make sure we get that covered.

2. QuickBooks Online

- o Jane has been running on a very old version of QuickBooks on her old laptop for the association. QuickBooks is no longer supporting the old desktop application and has moved to a web based (Software as a Service) model

moving forward. Because of that, it will move to a subscription model. To implement this there will be an initial \$610.74 charge for the first year and then move up some in the following years. The current full rate is \$702.40 for a year, so that would be an approximate cost per year going forward. I would like to move this way so we stay current on this software and allow Jane to not worry about this running on a laptop in case of failure.

I am still waiting for a new bid from Jenkins for the common area in front of David Sandy's house. We had a bid to add some dirt and level a couple of blocks which had already been approved, but with the ground sinking in a couple areas, Jenkins said they would dig that up, add a solid base and relay those blocks to make it more secure. Once I do have that I will get that out for a vote also.

With all this above information and questions, if anyone does have any questions or concerns, please let me know and we can discuss.

To wrap this up, if you could reply to this email with your votes on the above 2 items, I would appreciate it, and Jane can get those going.

Thanks

Mark Hagen

EXECUTIVE SECRETARY/OFFICE REPORT
February 17th, 2025

Numerous past due letters were sent out 1-13-25 to those residents that are in arrears on their 2024-25 dues. The letter stated that payment would need to be remitted prior to March 1, 2025, to prevent lien filings. Currently, there are approximately 28 past due residents. Liens will be filed in March for those residents not paying.

Since the last quarterly meeting held in August 22nd, Welcome packets were mailed out to 13 new residents, 6 construction approval forms have been received and approved, and 9 restriction violation forms have been received.

American Family Insurance has notified the HOA that American Family will no longer cover the insurance needs of HOA's. They will broker out the insurance and give us a quote through another source later in the year when the premium comes due.

Waste Management completed their Fall Yard Pick-up on Dec. 7th, 2024. There were no calls received from any residents reporting they had been missed.

Waste Management has been contacted to reserve the dates of May 3rd and May 17th, for the Spring Trash Pick-up and the Spring Waste Pick-up. They have not confirmed these dates as of today.

Our CPA, Jody Owens, completed the 1099's and the federal tax return for 2024 and they were mailed.

Respectfully submitted,
Jane Hausman
Executive Secretary

TREASURER'S REPORT	
QUARTERLY MEETING - FEBRUARY 4, 2025	
STARTING BALANCE as of 7-30-24	\$52,590.87
Income:	\$7,422.45
Expenses:	(\$15,729.52)
ENDING BALANCE as of 1-31-2025	\$44,283.80
INCOMES:	
Current Dues	\$5,460.00
Past Dues	\$271.47
Future Dues	\$75.98
Liens Collected	\$270.00
Advertising	\$1,345.00
TOTAL INCOME:	\$7,422.45
EXPENSES:	
Accounting Fees	\$45.00
Attorney Fees	\$100.00
Association Exp (Memorial / Electrical)	\$216.34
Association Exp (Prizes - Coloring Contest)	\$142.70
Bank Fees	\$35.00
Computer Expense	\$99.00
Contract Labor	\$6,000.00
Insurance Premium	\$1,155.35
Lawn Maintenance	\$1,725.02
Lien Filing Expense	\$250.29
Mowing	\$1,388.00
Newsletter Printing	\$1,409.10
Newsletter Postage - Bulk Mail Deposit	\$400.00
Office Supplies	\$109.23
Post Office: Reg. Postage	\$387.25
Utilities - Electric (entrances)	\$368.74
Waste Management - Fall Pickup	\$1,898.50
TOTAL EXPENSES	\$15,729.52