

October 25, 2017

Harrison Park Village
2017 ANNUAL HOMEOWNER'S MEETING MINUTES
Tanner's Bar and Grill

Meeting commenced at 6:30 p.m.

Members present: 17

President Larry Wolfe introduced the Board; Wayne Baumler, Vice-President, and Becky Emch, Secretary. He also introduced the members of PJ Morgan present; Cara Woolsey and Cody Mahoney.

Larry indicated that copies of last year's Annual HOA Meeting minutes were available. He asked that questions be reserved until the end of each topic.

New Business

Our contract with Emerald for lawn care and snow removal is up for renewal. It is a three-year contract. We received four bids. Emerald did not increase their costs. The other three bids were 40% higher than Emerald and would result in an increase of \$13 to \$14 dollars per month for HOA fees. All bidders want the lawn and snow contracts together; none would do it separately. Emerald mows each lawn for \$12.50 which is lower than if we each hire someone on our own. They use big equipment, that keeps the costs down. They sometimes tear up our lawns with the big mowers. If they do, just flag it. Call Cara or Cody if there are problems. Wayne indicated that Emerald mows our front lawns with a much smaller mower.

Larry said that, for most of us, we have problems with the sump pump discharge. You can attach plastic tubing and move it around or install an underground pipe. Wayne said that we will go with Emerald for the next three years, they know our properties and do a pretty good job. At last year's Annual HOA meeting, homeowners asked if we could move our mowing day to later in the week so that our lawns would look nice for the weekend. PJ Morgan will speak with Emerald and try to move it to Wednesday or Thursday. We'll let you know later. Larry told us we have a six-step fertilization procedure. Some of the applications are \$44/lawn. We should stick with the six-step to keep the costs down. Some owners water too much or too little. If the SID picks up our trash costs, we would like to drop our HOA fees from \$105 to \$95. This is for an 8 or 9-year painting cycle. We will revisit this issue as we know more.

Painting

Wayne said our painting schedule is according to when the houses were built. We painted 19 houses in 2017 (2008), and will paint 32 houses in 2018 (2009), 19 in 2019 (2010), etc., until 2021.

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We hired CertaPro through 2019. Everyone has the same number of years between painting. We will use Sherwin-Williams Duration paint, which is very good. CertaPro will not charge an upcharge for the same color scheme. Townhouses must be painted the same color. Wayne knows of one house that did change color dramatically and each side of the townhouse paid a \$400 upcharge. Color changes must be approved by the Board. Garage doors will be painted the same color as the house. We have good reports from the homeowners about the quality of the paint we used. Cara said the painters will reach out to each homeowner about your color palette.

Discussion

Jerrie Hamlet said there were lots of weeds in her yard. She hired someone and paid \$45.00 and wanted to be reimbursed. Cara will take it up with Emerald. Both Wayne and Larry said they spray their own weeds, but if it is excessive, we will have to take it up with Emerald. Jerrie said Emerald did not flag the sprinklers before aerating this year. Larry did speak to Chad (Emerald) about this problem. Chad indicated that it would cost too much time/money to flag all the sprinklers. The sprinklers were not tested after aeration. We have in writing an acknowledgement from Emerald that they did not test the sprinklers. The sprinklers are turned off and will not be turned on again until Spring. It is usually \$45-\$50 to repair a sprinkler head. We have it in writing and if there is any sprinkler damage, Emerald will pay for it.

They should be done mowing for the year and if we have a warm couple of days and the grass gets too high, we will mow again. We have done the contracted 28 mowings for the year. There was a question about the height of the grass. It is optimal to have the grass at 3"-4". Sometimes, as per the lay of the land (we have many hills and valleys), the grass is too short or too long in places and it cannot be helped. Lawn care is 50%-60% of our budget.

Karen Rogers said it was helpful to go out and talk to the mowers or blowers, they usually try to fix the problem. Larry said it is still a bargain for what we get. Emerald's employees are young and inexperienced and constantly changing. Emerald is better than the last contractor we had, Green Wings.

Financials

PJ Morgan is the Treasurer for the HOA. Larry said we changed from Property Source because they changed their financial software and didn't back up their information. We had no financial records for six months. Prior to the last Annual HOA Meeting, they gave us a completely incorrect financial statement. We decided to go with PJ Morgan and have not had any problems since.

Cody said the association presently has \$2,187.38 in the operating account and \$158,214.60 in the money market account. The association currently is operating with a positive cash flow for the year of \$6,735.25.

Cara said we have only one homeowner who is delinquent in his HOA fees. We could put a lien on his property. However, if the house is not for sale, we don't collect. We can hire a collection

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firm and report him to the credit agency. We could discontinue with services like trash (this will not look good for the neighborhood) or we can foreclose if it goes too far. We will push for a resolution. One homeowner filed Chapter 13 and they are now back on track. Homeowner, Dave Allen, said if all we have is one delinquency; we are doing great. Cara said we have forms for automatic payment available.

Larry said our snow removal costs \$3,000. If the snow is over 4", the cost goes up astronomically. Wayne is in charge of notifying Emerald about plowing. Anything we don't spend, we save, and don't have to ask for an assessment. We plow at 2". Emerald will make the road out 'passable'. It is the County that plows the roads. Emerald shovels the sidewalks later.

Reminders

Trashcans are our biggest complaint. They are a distraction to the look of the neighborhood. We try to keep the neighborhood neat. These houses sell very well. Cara will fine those that leave their trashcans out. Then she will call Midwest Waste and have their can removed. The homeowner will have to pay to get his can returned.

Jerrie Hamlet asked about rentals. Larry said, first of all, they cannot have "homeowner" *For Sale* signs in their yards. We would notify the renter, he may not know the HOA rules and regulations. We will fine the owner if the renter does not comply to the regulations about trashcans, and continue to fine them. PJ Morgan is now leaving a letter on the trashcan left out.

Larry said we are not policemen. The individual homeowners must police their own neighborhood and let PJ Morgan know if there is a problem. If a homeowner does not maintain his property, we will call Emerald and the homeowner can pay. If the homeowner does not submit an Architectural Request, the Board can have it removed at the homeowner's expense.

Election

Cara said there were no volunteers for the two positions open. Larry Wolfe, the President of the HOA, is stepping down, but will be a board member 'emeritus' if a quorum is needed. Wayne Baulmner will be the President from now on. We might have to eventually go on 'auto-pilot' if there is no interest in volunteering for service on the board and have PJ Morgan take over the Association. Someone would have to approve any expenditure over \$1,000. Any business would be done at the Annual Meeting. We are a non-profit organization.

Meeting adjourned at 7:52 p.m.