



HOA Meeting Minutes

10/19/2022

The Annual Meeting of the Members was scheduled for October 19, 2022 at the Bennington High School. 24 lots were represented by owners present at the meeting and 1 proxy was also given. Meeting did not have enough owners present to qualify as an Annual Meeting and vote on any matters.

1. **Welcome/Call to order**

Mark Lawlor, Board President welcomed everyone and called the meeting to order at 6:35. Introduction of current board members Theresa Haack and Brandon Molitor. Jason Bucholz was not present.

2. **Approve Minutes from 2022 Annual Meeting**

Could not approve, not a quorum.

3. **Review of the purpose of the common area filtration**

Mark brought a map from E & A Consulting to show owners how the filtration systems that are located in the HOA common areas work. Owners were able to view the map following the meeting.

a. Litigation summary

The legal matter involving Lot D has been resolved.

The HOA board is currently in the process of obtaining 3 bids to complete the work to repair Lot D.

These will be presented to the owners once received. Question regarding why the HOA is responsible for the repair of this space and not the SID. Per the Declaration, the HOA owns the property, the SID only has an easement.

4. **Green Space Guidelines**

If you have personal property, such as a trampoline, etc. in the common areas behind your home, please remove them immediately! Any play equipment, or anything for that matter, that is on common ground creates a liability for the HOA and every resident within the neighborhood should somebody get hurt on this common ground.

a. Detention Basins – eventually the detention basins have to be converted to permanent basins with concrete structures. This is a significant SID cost. At least 2 will need to be converted, possibly 3.

b. Cutting grasses in the common area. Continue not to cut in favor of wild grasses.

5. **AppFolio**

New property management software PJ Morgan is using. See attachment.

6. **Free Library**

Located on Northern Hills Drive by the entrance to the lake. The response to the free library has been great! Please continue to use this.

7. **Speed Limit reminder**

Please remind the drivers in your household, especially the younger ones, to abide by the speed limit in the neighborhood. Cars continue to speed, especially along Northern Hills Drive.

8. **Trailers/Boats/Campers**

Per Covenants Article 1, Sec. 10. Campers, trailers, etc. should not be stored on any lot longer than 48 hours and no more than 20 days combined in any calendar year.

9. **Landscaping/ACR approvals**

Please allow minimum 7 days turn around for response. ACR form is on the PJ Morgan website at <https://pjmorgan.com/home-owners-assoc/newport-hills-hoa/> please send with supporting documents. You can also submit and ACR request through Appfolio.

10. Cash Flow statement

- a. Budget review
- b. HOA dues. Statements are mailed in January, due February 28th. Delinquent March 28th. Total amount due in 2023 per homeowner to be \$750 annual dues and \$200 special assessment total of \$950.00. These additional costs are temporary and are a means of covering the costs to repair Outlot D.
- c. Collection Policy. If Dues not paid, per Covenants, HOA can file a lien on your property and take legal action to collect dues.

11. Duties of the Board

Duties of HOA Board are listed in the HOA ByLaws that can be found on the PJ Morgan website. These are volunteer positions and are not meant to be a police force for the neighborhood.

12. Committees

In an effort to keep expenses down next year, the HOA Board is looking for volunteers.

- a. Social – Social Committee will be responsible for neighborhood events
- b. Landscaping – Landscaping Committee will be responsible for clean up of islands.

13. Reminders

- With winter coming, just a reminder to try and get the sidewalk in front of your house cleared within 24 hours of a significant snowfall.
- Summer Kick-off party. Kudos to those that have organized the past three years. It has been a great success.
- Spring clean-up.
- If you have street conditions in front of your home or you know of any deteriorating street conditions anywhere in the neighborhood, please let any Board member know and we will make sure the SID is aware and will be added to the street repairs completed each year. This is an SID cost.
- Last of SID sidewalks to be installed after the basins are made permanent. HOA Board will make the SID aware of the desire to complete the sidewalks at the main entry off of 180th Street.

14. Adjournment

Meeting was adjourned at 7:47 pm.