

Meeting Minutes
Graf Meadows Homeowners' Association
Board of Directors Meeting
Thursday, April 20, 2023
6:30 pm – Teams virtual meeting

Meeting called to order – 6:34 pm

In attendance: Julie & Scott Mikkelson, Monica & David Dolezsar, Alexandra Holmes, Jennifer Bates

Summary of events since last board meeting:

Easter Egg Hunt – Held the Easter Egg Hunt on Saturday, April 8, 2023 at 9:30am. Met in the Graf Meadows cul-de-sac, with hunt in the wetland area. Had a good turnout, about 20 kids/50 people. In addition to the candy and Easter eggs, provided coffee, hot chocolate and donuts for all. Thank you to Monica and Julie for coordinating.

Treasurer's Report:

HOA's financials are strong, with a strong reserve. Collected most of the members' dues and special assessments from the special assessment voted on at the AGM to pay for the remaining balance of the new fence on Springville Road. Fifteen members still have not paid their dues and special assessment. HOA had one member pay one outstanding lien. HOA removed liens on two houses (at a cost to the HOA). There is one lien that is set to expire this year; need to research how to renew. Costs under \$100 to assess a new lien.

Board discussed the possibility of auto-deposits for annual dues. Treasurer explained that this is not simple, and does not recommend, as it is hard to track, associate with emails, how to change if someone moves in or out, etc.

Expenses since the last board meeting:

The new fence came to a total of \$21,164, which was within budget. Thank you to Alexandra for her hard work in managing this project. Board agreed that next steps should be to add new bark mulch along the fence line to complete the project. Alexandra has received one price quote from the company that mows the grass between the fence line and Springville; will get two more quotes.

HOA had one house closing request. Social Committee will watch for new neighbors when they arrive, and deliver a note to welcome them to the neighborhood.

Future expenses:

Mulch
Summer BBQ
Mowing company for the grass strip along Springville Road

Lien Costs—Board discussed lien costs. There is a charge to put a lien on a house that has not paid membership dues. Treasurer will look at charging homeowners for the lien expenses that the HOA is charged to assess a lien for dues non-payment. If the HOA is not paid the overdue money, then the HOA ends up losing money on some liens. The lien fees have to be paid separately. The board now understands the process to add or remove a lien, and can decide if a particular non-payment situation is worth the expense to add the lien.

Webmaster update:

The new emails are working well. There has been limited spam bounceback.

Social Committee Report:

Easter Egg Hunt – Julie will take down the fliers and put up HOA fliers once the weather gets better.

Garage Sale—board discussed doing this again this summer. Board agreed to find out when Arbor Ridge is doing their neighborhood garage sale, to try to coordinate dates and drive more traffic. Jennifer will contact the Arbor Ridge HOA to find out their date. Board agreed to do the garage sale again.

Summer BBQ—board agreed we need to find dates, but the dates need to work with Julie & Monica's schedule. Julie & Monica will look at their calendars and decide upon the date.

Architectural & Landscaping Review Committee Report:

Mulch—Alexandra will get price quotes for mulching the fence line along Springville Road, but also offered to DIY herself. Might add a flier to invite people to come help.
HOA received a note of gratitude from a neighbor.

New Business:

For future minutes, include a summary of discussions, decisions, and projects that have been done by email.

Meeting concluded at 7:42 pm.