

Meeting Minutes
Graf Meadows Homeowners' Association
Board of Directors Meeting
Thursday, October 26, 2023
7:00 pm – Dolezsar house

Meeting called to order - 7:04 pm

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

Summary of board activities 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.

Neighborhood Summer BBQ – Held the neighborhood summer BBQ on Sunday, June 4, 2023 from 2–4pm in the Graf Meadows cul-de-sac. This was an earlier date than in the past—historically has been on Labor Day weekend (September), then last year tried August. This year, tried a summer kick-off BBQ, to see if attendance improved. Attendance was good—34 attended. HOA provided burgers, hot dogs, sides and refreshments. Neighbors were asked to bring chairs.

Neighborhood Garage Sale – The neighborhood garage sale took place on Friday & Saturday, July 28-29, 2023, from 9:00am—1:00pm. A few people participated, 5-6 households. The HOA placed online advertisements, and put signs out on neighborhood entrances the day of to direct traffic. The board tried to coordinate with the Arbor neighborhood across the street for a joint garage sale, but were unable to connect with their HOA. That association did not appear to have a coordinated neighborhood garage sale this summer.

Future events:

Halloween parade – the Board agreed it was too late to coordinate this event, that for the past three years has been planned by neighbors, not the Board. Board is not taking on this event at this time.

Holiday lights – Board felt the holiday lights contest was a success last year, and agreed to do the holiday lights contest again for 2023. Last year did \$75/\$50/\$25 prizes for 1st/2nd/3rd place winners; board members toured the neighborhood and judged the lights on a certain date, and selected winners. For 2023, board decided that judges will select top 5, then draw 1 prize of

\$50 from the group of top 5. Will advertise the lights contest through email distribution list and mailbox signs. Judging and drawing will be on Friday, December 15, 2023.

Treasurer's Report:

HOA's financials are strong. Nine members are behind on 2023 dues. Five of these members are just one year behind, and two members are three years behind, which includes the special assessment for the fence. Some of these homes are rentals—we have not been able to reach the owners. The HOA has one lien for unpaid dues we need to resubmit; it expires every 6 years, and is set to expire at the end of this year. Scott will resubmit.

Expenses – A big thank you to Alexandra for doing the bark mulch along the new fence line on Springville Road. Board discussed that perhaps the shrubs along the fence and entrances might be a way to engage more neighbors and give them a way to get to know each other– could create a garden club for people to help plant.

Expenses since the last board meeting:

Bark mulch

Easter Hunt & BBQ – both events were within budget

Lien removal fee

Water bill – Sprinklers are still broken and water is off; waiting until after Springville construction before we fix and turn back on.

Enrique/mowing company for the grass strip along Springville Road– were within budget for mowing.

The HOA is going into 2024 with a strong reserve.

Architectural & Landscaping Review Committee Report:

- Fence & mulch completed since the last board meeting
- Three houses were approved for new exterior paint colors

Exterior Change Requests:

The following homeowner requests were made and approved since the last board meeting:

New Roof:

1. 6081 NW 165th Terrace. Requested 4/11/23. Approved 4/11/23

New Exterior Paint Color:

1. 6063 NW Sickie Terrace. Requested 10/17/23. Approved 10/17/23
2. 16368 NW Graf St. Requested 3/28/23; Approved 3/29/23

There have been a few minor issues with the new fence (a few missed boards and temporary support beams) – Monica called the company that built the fence, and they came out to fix.

Will send a message to the homeowners along the fence line to let them know they can contact HOA if they have any follow up issues.

Social Committee Report:

Holiday Lights Contest: Monica & Dave will create fliers, Julie will help put them up.

Annual General Meeting (AGM)

The Annual General Meeting is slated for January 2024. HOA will provide snacks. Members receive a 10% discount off of annual membership dues for attending.

AGM & Elections discussion:

- Discussion about style of meeting: Virtual vs. In-person vs. hybrid. Board agreed to hold the 2024 meeting in-person
- Jennifer will contact Bethany Presbyterian Church to see if board can rent their meeting room again.
- Dates: First choice Thursday, January 18, 2024. Second choice Thursday, January 25, 2024

AGM agenda and details:

Board discussed adding more content to the agenda, including guest speakers, to help educate neighbors and encourage attendance. Board agreed to invite the following agencies to come speak at the AGM:

- 1) Washington County Land Use & Transportation Department – Jennifer will contact and ask if they can present at January meeting (10-15 minutes) to give update about the upcoming Springville Road widening project between Joss Ave. & PCC Rock Creek, scheduled to begin Spring of 2024.
- 2) Washington County Sheriff's Office — Scott will ask if someone can come lead a discussion about crime and safety tips.

Elections—the following members and positions are up for re-election in 2024:

- 1) Treasurer —Dave Dolezsar
- 2) Architectural Committee chair (currently combined with Landscape committee)—Alexandra Holmes
- 3) Landscape Committee chair (currently combined with Architectural committee)—Alexandra Holmes
- 4) Secretary—Jennifer Bates

Alexandra & Dave have agreed to stay on and run for re-election, Jennifer stepping down, thus the Secretary position will become vacant and need to be filled. Dave said that if a member would prefer to be treasurer instead of secretary, he would be willing to switch positions, to help fill the board.

Positions up for re-election in 2025:

- 1) President
- 2) Vice President
- 3) Social Chair

The 2-year commitment is designed so that not all positions are needing to be filled and up for re-election all at once, so the board retains history.

AGM Communications: Board agreed to start communicating about the upcoming meeting, as well as the positions up for election and re-election. Will send a neighborhood-wide email from the President stating which positions are up for election, and post on the fliers—encourage people to volunteer for available positions.

Scott will create and send the agenda for board's approval.

New Business:

No new business.

Meeting concluded at 7:52pm.