

Graf Meadows Homeowners Association

Annual General Meeting

January 16, 2025

7:00 pm

Bethany Presbyterian Church

Meeting Minutes

Call to Order: Meeting was called to order at 7:04pm

Introductions: President led introductions of board, followed by introductions of members in attendance.

Presentation: Washington County Sheriff's Office (7:05-7:40pm)

Guest speaker Megan Rasmussen, WCSO Community Outreach Specialist for Bethany

Guest speaker A. Orozco, WCSO

Key Points Discussed:

1. Suspicious Behavior:

- Not defined by how someone looks, it is how they behave
- Examples: Screaming, Individuals looking into windows

2. Mail Theft:

- Incidents of mail theft involving community mailboxes being opened with a crowbar have been reported. Community vigilance and reporting are crucial.

3. Community Outreach:

- Importance of discussing safety issues with family and friends.
- School outreach programs are in place to educate about scams.

4. Common Scams:

- Impersonation of officers claiming there is a warrant for arrest and demanding money.
- Gift card scams where scammers ask for the card number.

5. Senior Citizens:

- Seniors are often targeted by scams. It is important to educate them and monitor their behavior for signs of being scammed.

6. Kid Scams:

- Scammers send messages asking for photos, then use Photoshop to create revealing images and threaten to post them unless money is sent.
- Children may feel embarrassed to report these incidents to parents.

7. Non-Emergency Reporting:

- Use non-emergency numbers for delayed reporting, scams, and package theft.
- 1st and 2nd instances of observing suspicious behavior might be reported as non-emergency. Dispatch will determine if the situation needs escalation.

8. Online Reporting:

- Encouraged for better prioritization of work by the sheriff's office. Helps in tracking and identifying all victims.

9. Crime Overview:

- A map showing calls for service over the last six months was reviewed.
- Emphasis on crimes of opportunity such as theft and property crimes.

10. Community Vigilance:

- Share information with family and neighbors.
- Have someone check your home every few days while on vacation to deter potential crimes.

Action Items:

- Encourage community members to report suspicious activities and scams.
- Educate senior citizens and children about common scams and how to respond.
- Promote the use of online reporting for non-emergency incidents.

Presentation: Springville Road widening project

Guest Speaker Jason Kivett, Project Manager, Washington County Land Use & Transportation

Key Construction Phases:

1. Road Closure:

- **Location:** Between Joss and 173rd
- **Duration:** Approximately 60 days
- **Scheduled Closure:** July 15 to September 15
- **Contingency:** If extended, mailers will be sent out to inform the community.

2. **Final Paving and Painting:**

- **Timeline:** September/October
- **Additional Construction Work:** Expected to last an additional 1-2 months.

Springville/165th Intersection:

- **Signal Installation:** Will include a left turn arrow for North/South traffic (3 lanes).
- **Signal Activation:** Scheduled for September, contingent on striping completion.
- **4-Lane Expansion:** Will not commence until PCC access is available.
- **Sidewalks:** Continuous on both sides of the road with streetlights.
- **Bethany Creek Culvert:** 2-lane overpass with a 10ft x 6ft culvert potentially allowing deer passage.

Temporary Measures:

- **Temporary Road:** To be constructed for use during construction and removed upon project completion.

Construction Hours:

- **Summer Schedule:** 7 AM - 7 PM, Monday to Friday
- **Saturday Work:** Anticipated
- **Sunday Work:** Requires a permit

Contractor Information:

- **West Tech Construction:** Same contractor as the Walker/150th project, known for meeting timelines.

Additional Features:

- **Planter Strips:** On both sides of the road with trees.
- **Water Treatment Area:** Fenced-in area for growing existing vegetation, located just east of Samuel.

Community Engagement:

- **Feedback/Complaints:** Can be directed to the LUT project email.

Next Steps:

- Monitor project progress and communicate any changes to the community.
- Ensure timely completion of each phase to meet the overall project deadline.

Julie Mikkelsen, Social Committee Chair:**Reviewed Items:****1. 2024 Events:**

- Successfully reviewed the completed for 2024 events.

2. 2025 Events:

- Plan to hold the same events as in 2024.
- Easter Egg Hunt 2025 to be held Saturday April 19th
- Dates: Other events to be determined (TBD).

Community Engagement:**1. Encouraging New Residents:**

- Actively encourage new residents to get in touch with the Homeowners Association (HOA).
- Provide information on how to contact the HOA and the benefits of being involved.

2. Connecting with Renters:

- Ensure renters are informed about community events and how they can participate.

Basil James, Architecture & Landscaping Committee Chair (8:02-8:05pm):**Reviewed Items:****1. 2024 Requests:**

- **Roof Selections:** Reviewed and approved.
- **Home Color Selections:** Reviewed and approved.
- **Front Yard Landscaping:** Reviewed and approved

Reminders:**1. Tree Planting:**

- **Approval:** Planting trees is acceptable.
- **Condition:** Ensure that the trees selected are not considered invasive species.

David Dolezsar, Treasurer (8:05-8:15pm)

Financial Plans:

1. Investment Fund:

- **Transfer Plan:** Approximately \$10,000 will be transferred to an investment fund.
- **Purpose:** To earn interest and generate additional income for the HOA.

2. Outstanding Dues:

- **Increase:** Outstanding dues are rising due to accrued interest and carryover from multiple overdue accounts.
- **Action Required:** Address overdue accounts to manage and reduce outstanding dues.

Budget Overview:

- **2025 Expenses:** Projected to be \$5,700.

Liens:

1. Charges for Liens:

- **Reason for Charges:** Liens expire and need to be renewed periodically.
- **Importance of Liens:**
 - Ensures new buyers aware of that home is delinquent on HOA dues during sale process
 - Having a lien on record has shown within HOA helps increase chance of collecting overdue amount

Elections for Open Positions (8:16-8:22)

Open Positions:

1. Webmaster:

- **Status:** No volunteers for the webmaster position.
- **Interim Solution:** David Dolezsar will continue to serve as webmaster while an offline search continues.
- **Incentive:** Position considered at the level of a board member with the potential to waive HOA fees.

Election Results:

1. President:

- **Reelected:** Scott has been reelected as President.

2. Social Chair:

- **Reelected:** Julie and Monica have been reelected as Social Chairs.

Discussion with members present – Board is looking for other HOA members to step up and help support the neighborhood as new BOD members. Four of the six board members have currently been doing this for the neighborhood going on 8 years, and have been unable to take a break as over last few elections there have not been any HOA members volunteering to take a turn on their HOA board. If any members in our HOA would willing to share responsibility of running our HOA as a board member to please reach out to bod@grafmeadows.com to take on a 2 year role. All positions this year once again filled with existing Board Members who have agree to run an additional term as no new members have volunteered to be a board member.

Opens from the Floor (8:22-8:25)

Pond Maintenance:

- **Observation:** There are a lot of plants growing on the pond.
- **Status:** This is normal and not a cause for concern.

Acknowledgments:

- **Appreciation:** The community appreciates the efforts and dedication of the Board members.

Meeting adjourned at 8:25pm.