

Graf Meadows HOA Board Meeting  
May 19, 2022  
6:00–7:21 pm  
Virtual Meeting

In Attendance: Scott Mikkelson, President; David Dolezsar, Treasurer; Alexandra Holmes, architecture/landscape chair; Julie Mikkelson, social committee co-chair; Monica Dolezsar, Vice-President & social committee co-chair

Absent – Jennifer Bates (Secretary – coverage by David Dolezsar)

Few issues during log in as fortunately Jennifer had technical difficulties and members were stuck in lobby. David had offered to cover for Jennifer if she was unable to attend. New meeting invite sent and meeting officially started at 6:40pm on a new Teams link

**1. Committee Updates:**

a. Architecture/landscape committee:

Fence main issue brought up at meeting and top of agenda

Alexandra has contacted a fence repair person and was awaiting call back any day

Fence has continued to deteriorate and section on pass though from Springville to Graf Meadows Cul-de-sac had fallen down. Dave, the home owner has done temporary repair for \$67 to hold temporary till board hires repair person or ability to replace whole section.

Alexandra aware of priority to have at least temporary minimal cost repairs done to keep standing. As moving into the dry summer fence usually holds up through summer months but will not make it through next fall without additional support braces on a number of poles. As new Landscape chair Alexandra to collect three new official quotes from reputable fencing companies for replacement options. With quote can compare against current HOA reserve funds to see how short we are. Agreement likely that fence to expensive for continued temporary repairs and will evaluate for next fall if and how much to potentially bring to HOA membership for special assessment to prioritize getting it done.

Other Landscaping issue is with Sprinkler system – has small leak from end of last year. Plan by HOA is continuing to water sections of grass and fence plants so need leak found and fixed ideally before end of June. Have been unable to identify where leak is so requirement now is for Alexandra to call in sprinkler repair company to find and fix leak. Plan to minimize expenses on sprinkler as with new construction taking place on Springville Road by 2023/24 sprinkler will only be needed to maintain front flower garden and fence plants.

b. Social committee:

Easter egg hunt was well attended this year with 17 kids and their families. 330 Easter eggs were collected with total cost of \$80.14

Decision not to lead a neighborhood garage sale this year. With COVID and uncertainties surrounding it HOA in agreement organizing and invite of people from outside out neighborhood not in our best interest. Hope to be back in 2023

Do want to have the HOA BBQ and have voted and picked tentative date for 2022 as August 21<sup>st</sup>. As stands today plan to have BBQ but still couple months out so will reevaluate once we get closer to date. May look at some RSVP options to help with understanding expectation for turn out and how much to buy.

HOA has welcomed new member to community and as agreed Social Committee delivered a hand written card welcoming to neighborhood with a potted flower. Note contained welcome message and directed them to our website to get more info on contacts, events, and HOA documents such as CCRs. Social committee to work on full time simple colorful flyer to post on mail boxes so we have something posted between events.

## **2. Treasurer update:**

Current account balance: \$XX.XX – exact amount shared at meeting

Outstanding dues: 16 members - \$4480.00 of which \$3274 is for 2 members (HOA has Liens against these members)

Treasure to follow up on Liens to ensure still in place

Treasure will be sending an invoice reminder email to members with overdue accounts

One new member to neighborhood has not received invoice as did not have proper contact info. This information has been obtained and invoice will be sent shortly

No cost option to HOA to receive electronic HOA due payments to be evaluated. Means members who use the electronic billing will not require to mail in paper checks. Board thinks is good idea and most likely to be implemented before 2023 invoices sent out. Update to be provided at next meeting.

AR to Board member to provide updated approximate budget numbers for BBQ, Sprinkler repair, Fence Repair, and Fence replacement.

Webmaster duty still owned by Dave and had been lower priority to complete transfer to HOA Secretary Jennifer

Webmaster one of board personal emails has gotten mixed up – working with Secretary to get updated for future meeting invites.

## **3. New business:**

Trailer parked permanently in members drive way is direct violation of HOA rules and continues to escalated. Board has reached out and sent mails in past but unfortunately have had no response. Although not able to enforce, as representatives to the HOA members board will again send another letter to member as trailer has now been permanently there for couple years. Secretary to help draft letter to send

Next meeting: Believe next event BBQ we should be able to organize completely via email. Next meeting therefore expected to be September /October to start planning for the AGM.

Meeting adjourned 7:21pm