

Graf Meadows Homeowners Association
Board of Directors Meeting
October 13, 2022
Dolezsar Backyard
6:30 pm

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

Meeting began 6:38 pm

Committee Updates:

1. Architecture/Landscape committee:

Since the last board meeting, a neighbor brought forward a request to paint their house a new color (gray). Another neighbor brought forward a request to build a new front deck to replace an old existing deck. Board approved both projects.

2. Social Committee:

- a. Neighborhood BBQ Social (August): 24 people attended the BBQ. Was a hot day—91 degrees. Spent under \$200. Burgers, brats, chips, drinks. Next year, need more canopies if it's a hot sunny day. Perhaps invest in a couple when they go on sale. At next AGM, ask neighbors when might be best for a mid-year social. August? September?
- b. Halloween parade—board agreed to support a parade if a neighbor comes forward and wants to coordinate, but board won't coordinate a formal Halloween parade.
- c. Christmas decoration competition—Held for the first time last year (2021). Prizes were three gift cards for 1st, 2nd, 3rd prize winners. Seemed to be a success. Board approved to coordinate the competition again for 2022. Will promote that board will review houses over the course of a week, instead of on one specific night. Board approved—do the competition again this year.

Old Business:

1. Neighborhood Concerns: Board discussed neighbors' concerns and complaints this year about recreational vehicles parked in homeowners' driveways or on the street. It is illegal for a recreational vehicle to be parked on the street for longer than 96 hours in a 28-day period; if occurs, contact the Washington County Sheriff's office non-emergency line. The HOA has a bylaw that states that recreational vehicles and trailers are not allowed to be parked in homeowners' driveways. The board sent a letter to a neighbor in June regarding complaints about a trailer parked in the driveway, but the homeowner

has not moved the trailer. In order to enforce further, Graf Meadows HOA would need to incorporate as a different level of legal entity than as currently registered with the state, which can be expensive. Board discussed concerns about this trailer remaining, and the possibility of other neighbors parking their recreational vehicles in their driveways in the future.

Board agreed to discuss the issue at the next Annual Graf Meadows Meeting in January. Explain what the board has addressed, discuss the options for next steps. Explain the trailers further up on Graf are not in our HOA. Include visual map showing boundaries.

2. Boundary Perimeter Fence—Alexandra will get 1-2 more bids for both full-fence replacement or partial repairs. Currently, bids have been coming in at around \$35,000 for a full-fence replacement, and around \$10,000 for partial repairs. Last special assessment was an additional \$125 three to four years ago.

Treasurer's Report:

1. Dues Collection: As of 10/1/22 – 8 people have not paid their 2022 dues, 6 of whom are only 1 year behind (common). Two homeowners' have liens on their property due to significantly outstanding dues.
2. Expenses: Paid for annual insurance, lawn maintenance, activities, and operating expenses (website, etc.).
3. Current Balance: \$XX.xx
4. Outstanding Dues: \$XX.xx

With current balance, could pay for a significant portion of the fence in 2023, while keeping enough money in the bank to cover a year's worth of expenses. Remainder would need to be funded by special assessment, \$150 per household. Board discussed; agreed to present a full-fence replacement plan to the membership at the Annual Meeting in January, paid for by funds in savings, 2023 dues, plus a one-time special assessment, instead of increasing dues permanently. Board voted—motion passed.

New business:

1. Annual Meeting Graf Meadows HOA: AGM—board decided to hold this meeting as a hybrid— in person at Bethany Presbyterian Church on January 26, 7:00-8:00pm, and via Zoom. Social team will hang fliers on the mailboxes. Jennifer reserve meeting room at the church and send email out to neighborhood. Scott has some of the permanent signs for the HOA meetings—will see if can re-use.

Agenda:

- Powerpoint presentation highlighting the work of the HOA this year

- Bylaw compliance and non-compliance issues, here's where we've seen escalations, here's how it was resolved.
- HOA's enforcement options)
- Questions
- New business (with discussion about special assessment)
- Officer voting

Send the agenda ahead of time. Attendees receive a 10% discount on annual dues. Board members do not pay the annual dues, but they pay the assessment. Jennifer will check what board positions are up for election (positions are a 2-year term).

2. Board Emails: For 2023—change to treasurer@grafmeadows.com, hoa@grafmeadows.com, bod@grafmeadows.com (remove the year)

To notify the entire neighborhood and send an email—Dave will create a new email address that gives Scott and Jennifer (Pres & Secretary), to send group email to the full neighborhood in order to notify them. Email replies would go to all of us on the BOD.

Meeting adjourned 7:55pm