



GRAF MEADOWS

HOME OWNERS ASSOCIATION

WELCOME!

2021 Annual General Meeting

Thursday January 21st, 2021

Microsoft Team Meeting - Online

Virtual Meeting Ground Rules

David Dolezsar

- ❑ **As each Director presents their slide(s) the meeting will be muted to rest of persons in attendance.**
- ❑ **If you have questions for the speakers – 3 options**



Feel free to type them in the chat any time during the webcast. The Secretary will read these questions out during times of meeting when open for Q&A



Click the raise hand button and this will show up on screen. Secretary will reach out to you when open for questions so you can ask your question or give feedback



Wait for Q&A at end of each slide or in general open Q&A session at end of meeting. Unmute yourself to ask a question and please mute afterwards.

- ❑ **As a courtesy to others, please mute yourself while speakers are presenting and after you unmute to raise a question / discussion.**
- ❑ **Please bear with us on any issues – this is the Graf Meadows HOA Board first time doing a Virtual Online AGM.**
- ❑ **If you have feedback or input, please reach out to us at the contact info we have on our website @ www.grafmeadows.com**

Agenda

David Dolezsar

- **Board Member Reports:**
 - Presidential Opening Remarks & Report (Scott)
 - Treasurer Report (Dan)
 - Architectural / Landscaping Report (Bob)
 - Social Report (Julie/Monica)
 - Secretary / Webmaster Report (David)
- **Elections:**
 - President, Secretary and Social Committee(2) are up for vote this year
 - If any members interested in any of these positions let us know
 - Current board members in these 3 positions have volunteered to run for re-election
- **Q&A and Opens from the Floor**
- **Meeting Closure**

Additional Meeting Notes – added from actual Meeting

- Meeting started at 7:00pm – gave few extra minutes for people to log in.
- 24 persons in attendance which includes all HOA Board members (6)



2020/21 Board of Directors, Others

Scott Mikkelson

Directors	Current Position	Term Ends
Scott Mikkelson	President	Jan'21
Monica Dolezsar	Vice-President	Jan'22
David Dolezsar	Secretary/Webmaster	Jan'21
Dan DiMatteo	Treasurer	Jan'22
Bob Hale	Architectural Review Chair	Jan'22
Bob Hale	Landscaping Chair	Jan'22
Julie Mikkelson	Social Chair	Jan'21
Monica Dolezsar	Social Chair	Jan'21

Other Members

??	Community Liaison
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- ❖ The board is always looking for new ideas and people to join
- ❖ All new Directors will enjoy a 2 year term on the Board
- ❖ This is a great opportunity to give a small amount of time back to the community and help make our neighborhood the kind of place we all want it to be.
- ❖ HOA dues waived

Presidents Update

Scott Mikkelson

President Role

Holds semi-monthly meetings in person or via email

Organizes annual general membership meeting, w/ other board members

- ☐ **Disappointing, but official sponsored HOA Social Activities were agreed to put on hold after discussion in 2021**
 - ☐ Kudos though to some HOA members in the neighborhood organized some “social distances” activities between neighbors
 - ☐ Halloween parade just one example
- ☐ **Members reach out to the Board throughout year on variety of issues they believe HOA should own or follow-up on**
 - ☐ All issues are discussed to gather both sides and see if truly within HOA jurisdiction and covered within our CC&Rs
 - ☐ Contact info, Minutes, CC&R’s... posted to our Website
www.grafmeadows.com
- ☐ **President is one of the current HOA Director positions that is up for election in this year's AGM**

Treasurer Update

Dan Di Matteo

(1 of 2 slides)

Additional Meeting Notes – added from actual Meeting

- Change in order of updates – Treasurer moved to last to report out due to technical details getting mic to work

Treasurer Role

Collects assessments. Produces and maintains a budget.
HOA financial oversight, incl. receivables, payables.

Budget	2020	Actual	2021 Forecast
Insurance	1190	1190	1191
Landscaping	3000	3000	3000
Water	1618	985.38	1000
Social Activities	375	153	375
AGM Room	60	60	0
Corporate Fee	50	50	50
PO Box	226	226	226
Fence Repairs	1500	0	4000
Postage	80	0	80
Website	110	107.40	110
Sprinkler Repairs	0	0	500
Total	6994	5772	10531

Treasurer Update

(2 of 2 slides)

Dan Di Matteo

Account Balance January 1st 2020	\$13615.06		
Account Balance January 1st 2021	\$12171.55		
Income January 1st - January 1st	2019 \$11866.02	2020 \$5366.00	
Money Spent January 1st - January 1st	2019 \$9104.06	2020 \$6935.51	
Outstanding Dues	2019 \$3547.51	2020 \$5932.58	\$2816.00 past due \$3116.58 in liens

2020 # Households Paid 47 vs. # Households Still Owe 27

Architectural Review Update Bob Hale

ARC Chair (Architectural Review Committee) Role

Responds to ARC requests

Landscaping Chair Role

Manages upkeep of main development entrance

Additional Meeting
Notes – added
from actual
Meeting

- Question on permanent parking of trailers in driveways – see notes in General Q&A near end of PowerPoint

□ Duties:

- Review issues that relate to the look of houses and yards in our neighborhood. This would include house paint color, outbuildings and some landscaping items.
- Does not replace the need for County permits and does not act as a mediator between neighbors.

□ ARC Items

- Backflow check reminder. I can provide POCs for qualified checkers if desired.
- Some additional reminders...
- Please contact ARC Chair/Landscape Chair for tree removal approval (especially trees adjacent to neighborhood roads, county requirements to number and type of trees and setback in our neighborhood).
- House color change and structural/adds require review by the committee/board.

Landscaping Review Update

Bob Hale

ARC Chair (Architectural Review Committee) Role

Responds to ARC requests

Landscaping Chair Role

Manages upkeep of main development entrance

Additional Meeting
Notes – added
from actual
Meeting

- Questions on what's the impact of the road work on the irrigation system? See notes at end of PowerPoint under Opens Q&A

❑ Fence Plans

- Open on effort to match colors on fence line along path to Springville road
- Repairs needed on Springville fence line. Two panels in need of immediate replacing/repair and up to 5 post need strengthen.
- Will get quotes on repair options for board review and debate

❑ Sprinkler System

- System secured for Springville Road construction
- The system will have to be evaluated for repair and need after road construction is complete, estimated May of 2021.

Social Chairs Update

Julie Mikkelson & Monica Dolezsar

Social Chair Role

Organizes yearly social events
Typically a two person role

? 2020 Graf HOA Social Committee Expenditures

- 2020 AGM ~\$71.86 (water, cookies, gift cards, flyers)
- Easter Egg Hunt – Canceled COVID-19
- Summer Garage Sale – Canceled COVID-19
- Summer/Labor Day BBQ – Canceled COVID-19
- Total \$71.86 out of \$375 that was budgeted for 2020

? **Due to the COVID-19 Pandemic, the unused Social Committee funds will be rolled into the HOA Reserve fund that HOA is in process of replenishing**

? **2021 – Easter & Garage sale to be canceled**

? **2021 - Summer BBQ still to be determined**

Secretary / Webmaster Update

David Dolezsar

Secretary Role

Arranges meetings, publishes minutes

Webmaster Role

Manages Graf Meadows Homeowners Association Website (<http://www.grafmeadows.com>)

☐ **Webmaster role has currently been rolled in under Secretary Position**

- ☐ Big thanks from current board to Jeff Yates for all his work over the decade(s) as previous Webmaster for HOA – has retired from webmaster role

☐ **Meeting Minutes Location**

- ☐ www.grafmeadows.com

☐ **Process to contact members**

- ☐ (HOA website, Snail mail, Email, Posted Flyers, NextDoor website)

☐ **Check/Follow up on with BOD members on email statuses**

☐ **Secretary Role up for Election this AGM**

- ☐ Willing to run for re-election but also if any HOA member would like the role would be willing to give up secretary to focus on webmaster

Additional Meeting Notes – added from actual Meeting

- Specific additional Kudos for all the work Jeff has done for HOA came in from Beth Westley , Gentry, Wayne, Hackley, Jeff T

Community Liaison Update

Scott Mikkelson (as delegate)

Community Liaison Role

Provided updates to HOA board and members on community projects

☐ Looking for HOA member to take on Community Liaison Role

- ☐ Big thanks from current board to Marty for all her years in this role!
- ☐ Marty has moved out of Graf Meadows
- ☐ Not an actual board position
- ☐ Any member willing to keep updated with what is happening in community to lead HOA conversation at AGM and other meetings?
- ☐ Volunteer name to fill this position is __FUTURE REQUEST - __

Additional Meeting Notes – added from actual Meeting

- No volunteers from members in attendance. HOA board will continue to look within HOA member to see if we can find someone to take on this role

2021 Elections

Scott Mikkelson

Additional Meeting Notes – added from actual Meeting

- No additional persons in Attendance volunteered to also run for any of the 3 board positions below that are open for election.
- Thanks sent out to new and existing board members from Beth Westley , Bill Kirby, Jeff Yates, David Castleton, Alison Doyle, Joel Klussman

☐ 2 Year Position – Covering 2021/2022

☐ Board Positions up for election in 2021

☐ President

☐ Scott Mikkelson (current President volunteer to run for re-election)

☐ Any other HOA members would also like to run?

☐ Elected

☐ Secretary

☐ David Dolezsar (current Secretary volunteer to run for re-election)

☐ Any other HOA members would also like to run?

☐ Elected

☐ Social Committee(2)

☐ Julie Mikkelson & Monica Dolezsar (current Social Committee volunteer to run for re-election)

☐ Any other HOA members would also like to run?

☐ Elected

Q&A and Opens from the Floor

Scott Mikkelson

- ❑ Open discussion from members in attendance
- ❑ Questions and Answers
- ❑ Follow ups Required by Board...

Additional Meeting Notes – added from actual Meeting

- **[7:21 PM] - Landscaping topic: What's the impact of the road work on the irrigation system?**
 - Current main East area is fully torn up. Designs show holding pond in this area. Expect county to provide irrigation if required after construction. Will evaluate once construction completed. West area – may be under construction next year as proposal to widen bridge exists. Hard to say impact so will also evaluate once East side completed.
 - Will ask county to pay for repairs if required but as we have installed on county property not sure of success. We have budgeted some money for sprinkler repairs in 2021
- **[7:23 PM] - I know that I have discussed with Scott the concern about the trailer on Graf St. what else can we do to make sure that home owners aren't parking their trailers in driveways permanently?**
 - Our CC&R do not give us legal rights to enforce. As Board though we do reach out and show members that as HOA there is in writing rules. Trying to act as middleman when specific to CC&Rs. In particular case as board we have officially reached out twice to homeowner but no success as of yet.
- **[7:44 PM] - Is the Board insured?**
 - Yes from Dan. Actually a copy of the insurance is on the HOA website under the downloads section....that was a rough lesson learned 20+ years ago and I'd like to make sure we keep that...
- **[7:54 PM] - Verbal question on exactly where HOA property end and county property starts?**
 - Fence line of houses - the green space sidewalk and on is county property but HOA has been maintaining to keep our neighborhood looking nice.

Adjournment

Additional Meeting Notes – added from actual Meeting
• Meeting adjourned at 8:01pm

Thank You For Attending
Stay Safe!
health and safety tips



Wash your
hands often



Use hand
sanitizer



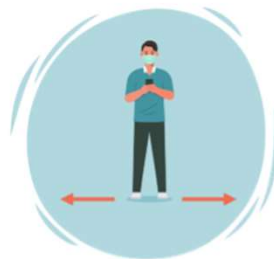
Wear a mask



Don't touch
your face



Cover your sneezes
and coughs



Avoid close
contact



Use your own
supplies



Clean your
electronics