

Ohio Meadows HOA Board Meeting

February 6, 2023

Zoom

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AGENDA

- A. Welcome & Introductions
  - a. New Members
  - b. Guests
- B. Approval of Agenda – approval requested
- C. Approval of Minutes from November Members Meeting – approval requested, see minutes sent by email
- D. New Business
  - 1. Report on past dog complaints from Lorraine Rup and Dave Pinkerton.
  - 2. Report on current dogs at large from John Tarr.
- E. Election of Officers – approvals requested

Note: All officers serve 1 year terms. Elections occur during the first meeting of the calendar year. Member terms run 3 years and are able to be renewed during members meetings.

  - a. President: Drafts agendas, communicates widely with HOA members, keeps board members informed of board requests and notifications, currently maintains HOA website and group email list, communicates with other officers and ditch manager as needed, chairs all meetings.
  - b. Vice President: Fills in for president as needed, keeps informed on all HOA business.
  - c. Secretary: Takes notes at all HOA meetings, provides draft minutes to board members 1 week in advance of board meetings, finalizes meeting minutes to be posted on the HOA website in appropriate manner for legal recording.
  - d. Treasurer: Creates financial reports for all HOA board and members meetings, works closely with the bookkeeper to pay bills, maintain accurate financial records, produce dues bills and other materials related to the finances of the HOA, follows up on late dues bills and covenant violation fines.
    - i. Proposed new officer: Assistant Treasurer – assists Treasurer in following up on late dues bills and covenant violation fines according to current CCIOA statute and the HOA enforcement requirements.
  - 1. Nominations for officers.
  - 2. Election of officers.
- F. Treasurer's Report – see report sent by email
- G. Budget Discussion
  - 1. Lone Pine Ditch Proposal – Applegate Group – approval requested
    - a. UGRWCD grant application review – draft by EG to come

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- b. Other possible grant opportunities – EG from Jesse K, others?
- c. Budget considerations for first year costs/related projects
- 2. Ditch Manager Priorities & Contract
  - a. Proposal: \$14,000 maintenance overall; \$10,000 for ditch manager contract
  - b. Lone Pine Ditch projects
    - i. Coordination of new sediment pond and intake device with Margenau/Landry construction projects
    - ii. New splitter box at entrance headgate
    - iii. Clean out 3 to 4 areas where culverts are being clogged
  - c. Gleason Ditch
    - i. Finish flume placement on Ellerbroek property
    - ii. Fix leak on Spohr property
    - iii. Reconstruct ditch between Laudick and Hawk properties
    - iv. Move headgate on Edwards property
  - Keith and Martin to put \$ to each project by March board meeting.
- 3. Bookkeeper
- 4. Legal Counsel
- 5. Other projected costs?
- 6. Set timeline and assignments for updated budget info by next board meeting.

## H. New Business

- I. Set Next Meeting
  - 1. Agenda requests
    - a. Voting documents for STR covenant change vote – to be mailed with HOA dues.
      - i. Request for assistance from board members
    - b. Other agenda requests??

## J. Adjournment