

Ohio Meadows HOA Board Meeting

October 24, 2023

MEETING NOTES

Attendees: Elizabeth Gillis, Zach Husted, John McClow, Kathleen Seward, J Wenum

A. Welcome

B. Approval of Agenda – approval requested

JM motions to approve. JW seconds the motion. All approve.

C. Approval of Minutes from the June 26, 2023 Meeting – approval requested (draft emailed to board members)

John Motions to approve, Kathleen Seconds, all approve

D. Treasurer's Report – Elizabeth (see emailed report) – possible approval requested

1. Review of current budget status.

a. Discussion

It was agreed that the financial reports appear straightforward and the HOA is doing well. It is noted that the \$14,000 for ditch work in 2023 is less approximately \$8,200 – an invoice was just sent in for the majority of the project work.

2. Review of current AR (aging report or unpaid dues and late fees)

a. Discussion

Those who have not paid their HOA membership dues received a reminder on 4 separate occasions since May, including a late fee charge in September. These were sent to the listed email addresses and mailing addresses.

b. Next steps needed

It was requested that the board send a request for allowable action on all payments that are 2 years or more overdue.

JM Motions to go to Jacob and ask him to take action on the dues more than 1 year outstanding. JW seconds. All approve.

E. Updates

1. Complaint about 174 Tiama Trail/Ozyp property – approval requested

a. HOA complaint sent on August 30 (violation of covenants 10 & 11)

i. No response from homeowners: They did not respond to the notice of violation. The HOA is allowed to fine. Payment must be made within 30 days or there will be late fees attached.

ii. Continued dumping of horse manure on road on what seems to be a daily basis

iii. Next steps – approval requested

Zach Motions to talk with Jacob to start the process of a proper complaint. John Seconds, All approve.

2. Construction at 88 Pashuta/Colbert property – information only

a. 3 board members discussed perspective of 212 Pashuta homeowners/Cousineau & Talley

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- b. Colberts are now putting wooden siding all around the container due to neighbors ongoing complaints to them. Colberts were informed that the HOA board fully approved the design as they sent it in with no additional changes.
- 3. Lone Pine Ditch Project – approval requested
 - a. Status report from J and Elizabeth
 - A splitter box still needs to be constructed and installed on the Lone Pine ditch this Fall.
 - i. Estimates from contractors: Estimate for new intake structure is \$43,000. As of now, we have to connect to the current pipe.
 - ii. It should be the property owners responsibility to bear the costs of moving the pipes.
 - iii. Issues with homeowners Margenau and Landry
 - We met for the past year for the Margenau/Landry construction. We wrote and received a grant to design and implement a new intake structure. Jacob wrote a legal agreement. As of now the property owners have not signed the agreement.
 - b. Next steps – to be determined
 - i. Decisions: Reaffirm with Jacob. If the property owners do not agree that the agreement is to their standards, then a new draft of the agreement should be paid for by the homeowners and presented to the HOA board.

F. New Business

None.

G. Members Meeting Planning – approval requested

Tuesday, November 28 @ 5:30pm, Fred Field Center Confirmed

DRAFT Agenda for discussion and approval:

- a. Welcome & Introductions
- b. Treasurer's Report – Tammi
 - i. Current budget status
 - ii. Status of unpaid dues
 - iii. Open discussion
 - 1. Possible next steps or action items
- c. Weed Abatement Update – Jeff Bivens
 - i. Overview of 2023 weed abatement
 - ii. Possible plans for 2024
 - 1. Input and requests from homeowners
 - iii. Thank you to Jeff
- d. Ditches (Keith)
 - i. Overview of main issues/successes in 2023
 - ii. Possible priorities for 2024 ditch work
 - 1. Input and requests from homeowners

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- e. General Input from Members
- f. Board Membership
 - i. Brief overview of board membership duties
 - ii. Current members:
 - 1. Elizabeth Gillis – current president, term ends December 2023, willing to serve 1 more year not as president (OPEN seat)
 - 2. Tammi Gardner – current treasurer, term ends December 2025
 - 3. Zach Husted – term ends December 2023 (OPEN seat)
 - 4. John McClow – current vice president, term ends December 2023, not extending (OPEN seat)
 - 5. Kathleen Seward – current co-secretary, term ends December 2024
 - 6. J Wenum – current co-secretary, term ends December 2025
 - 7. OPEN seat
 - iii. New Board Membership
 - Membership runs from January – December.
 - Membership terms are 3 years, unless it is a renewal after completion of a 3-year term. Renewals may be 1 to 3 years.
 - Seats that vacated during any membership term may be filled by majority approval of current board members.
 - Officers are elected at the first meeting in January.
 - i. Nominations for all OPEN seats
 - ii. Voting
 - 1. If more than 7 nominations, voting will occur by paper ballot. Top 7 vote recipients will be elected.

H. Adjournment: John motions to adjourn, J Seconds all in favor