

# PRESERVE ASSOCIATION BOARD OF DIRECTORS

## REGULAR MEETING

Wednesday, August 9<sup>th</sup>, 2023

6:00 pm

## MINUTES

### Resident Forum

**Meeting call to order:** by President, Tim Rush at 6:02 pm

**Present:** Tim Rush, Paul Musegades, Traci Bartz, Shon Clark, Kent Wood, Lisa Hokkanen, Tara DeCrow, Michael Beukema, Cindy Fuchs (Admin), Scott Anderson (General Manager)

**Absent:** Chris Domnisoru

**Agenda approval:** Any changes or additions?

Resolve to approve Agenda. Moved by Tara and seconded by Paul. Passed.

**Approve Minutes:** July 12<sup>th</sup>, 2023.

Resolve to approve the minutes of July 12<sup>th</sup>, 2023. Moved by Traci and seconded by Michael. Passed.

### General Manager's Report:

- Pool update
  - Pool labor costs are a little up from last year due to the rate increase we implemented.
  - Attendance is about average to 2020 and 2022. 2021 was a record year.
  - We shouldn't have to reduce hours this year when the college guards leave. There may be days when the dive well is closed, however.
  - Small leak from a jet has been located and is being repaired.
  - Pool will close for the season at 8 pm on Labor Day.
  
- Grounds update
  - Crew member not permitted to ride in the tailgate of a utility vehicle. Additional vehicle may be needed to transport crew members.
  - Removed the 6 elm trees tagged by the city for Dutch elm disease. City will pick up to dispose.
  - Seasonal crew will be gone by August 11; Randy and Paul will stay on.
  - Goats have been a huge hit with Preserve residents and should be here until the end of the month. Petting zoo is planned for August 26, at 10:00 am - 12:00 pm.
  
- Office update
  - Pickleball and Bingo were well attended. Pickleball cost was about \$500 and Bingo cost was about \$1000.
  - 10 accounts are overdue more than one year. We've run 7-13 over the past 4 years.
  - Next newsletter will go out in September.

### Treasurer's Q&A:

As the time for the annual dues increase board discussion approaches, Shon suggested we start this year's discussion by examining the reserve fund's current and future expenditures data to determine if we are on target with are current HOA dues and what are future expenditures look like to help guide us in setting next year's dues.

### **Committee Reports:**

- Design Review – 90% of requests are done in a timely manner according to expectations given. DRC has noticed a quite a few garbage cans sitting out. Past approach has been to be reactive (when a complaint is received) rather than proactive. DRC will prepare and make recommendations for discussion at the next meeting.
- Landscape Committee – Cathy Schilfer has been added to the committee. Finished trimming up the berm.
- Maintenance – Kent, Scott and Paul are planning to meet.
- Investment Committee – Rick, Lee, and Tim met to review the current allocations for the reserve fund assets. They made the following recommendations: current Cash allocation currently at 27%, change to 15%; Fixed Income currently at 56%, change to 60%; High Yield Fixed currently at 0%, change to 5%; ETFs currently at 17%, change to 20%.

Motion made to approve new allocation presented by the committee moved by Tara, seconded by Michael. Passed.

### **Board Business:**

#### **Board Discussion:**

- 10760 Woodwatch Circle – Resident complained that this rental property is abandoned and has an open window; deck needs repair, siding in rough shape, plants growing from gutters, unmowed yard with weeds, trash cans out, looks bad. Property management for this rental has been contacted and says it is occupied and that they will send out a team to look at property.

Motion made by Tara for DRC to do an itemized breakdown of repairs needed and to include a reasonable time frame to complete repairs depending on the job. Seconded by Lisa. Passed.

- 8900 Neill Lake Rd – Twin home needing maintenance. 8902 NLR has submitted a DRR for painting and repairs but has not heard from 8900 NLR and are anxious to move forward with their maintenance and painting.

Motion made by Tara to send letter to 8900 requesting response within 5 days of receipt to coordinate with 8902 NLR or DRC will approve 8902's request and 8900 will have 30 days to paint the same color chosen by 8902. Seconded by Kent. Passed.

- 11200 Lancewood Circle – Tires, other items cluttering property. 30-day letter was sent requesting clutter to be cleaned up. Nothing done and 30 days has passed.

Motion made by Tara for Scott and staff to take photos, clean up the property and bill homeowner for clean-up cost. Seconded by Traci. Passed.

- Board/committee member conduct – Conversation about complaints received regarding a certain board/committee member's chronic, damaging, and hurtful interactions with Preserve residents, office, staff, vendors, board members, and new board members.

A motion to permanently remove Chris from the DRC was made, seconded, and passed.

### **Upcoming Events:**

Senior Tennis group every M, W, F, 8 & 9:30 am

BBQ on the Beach Thursday August 24, 6 - 8 pm

Blood Drive November 15

Petting Zoo with goats August 23, 10 am -12 pm

Doggie Day at the Beach September 5, 5-7 pm

Adjourn Board Meeting at 9:15 pm Moved by Kent and seconded by Shon. Passed.

Next Meeting Date –September 13th, 2023 – 6 pm.

Respectfully submitted by Cindy Fuchs office admin