

PRESERVE ASSOCIATION BOARD OF DIRECTORS

REGULAR MEETING

Wednesday, October 11th, 2024

6:00 p.m.

MINUTES

Resident Forum

Meeting call to order: by President, Michael Beukema at 6:13 pm.

Present: Michael Beukema, Tim Rush, Traci Bartz, Shon Clark, Lisa Hokkanen, Ali Clare, Cindy Fuchs (Admin),

Absent: Kent Wood, Paul Musegades, Scott Anderson (General Manager)

Agenda approval: Any changes or additions?

Resolve to approve Agenda. Moved by Traci and seconded by Shon. Passed

Approve Minutes: September 11th, 2024.

Resolve to approve the minutes of September 11th, 2024. Moved by Lisa and seconded by Tim. Passed.

Board Business:

A. Fill open Board position through 2027

a. Resolve to approve Anya Brook to fill open seat term ending 5/2027.

b. Moved by Lisa and seconded by Tim. Passed.

B. Set Dues for 2025

a. Resolve to approve the dues for 2025 at \$394.00.

b. Moved by Tim and seconded by Traci. Passed.

Investment Committee Report

Wenzel Analytics presented the first quarterly report for our fixed asset/high yield investments in the reserve fund. Lee reported a current yield is 8.6% on a balance of \$886,329. Starting value had been \$826, 607 Projecting income of \$68,960 in 2025.

General Manager's Report:

○ Pool update

- Removed several trees hanging over the path at pool
- Crumbling wall at mechanical room entrance repaired
- Scheduled repair of west sidewalk in dive well for next Spring
- Began conversation regarding increased return pipes to pool.

○ Grounds update

- Cleared walking path through the Neville restoration area
- Continuing storm clean up in the Neill Lake Forest

- Seed harvesting 10/8 5:30 to 6:30, meet at barn.
- Thinking about life after Paul – options – Bridget, will table discussion until next meeting.
- Created a native seed mix for the Neill Lake Forest. Plan to do a winter stratification.
- Harvesting all the begonias to winter in the pool house for replanting 2025
- Leaf pick-up is not too far away
- A few inquiries on the firewood
- Doing a lot watering of the trees that we planted in the last year or two.
- **Office update**
 - a monthly statement for our IB account has been created
 - working on Budget preparation
 - Organizing Fall events
 - Preparing Delinquent account letter
 - Preparing Annual letter with billing

Committee Reports:

- **Design Review-** Noticing requests for the dead trees to be removed, will be following up to see if there is a replanting plan. The DRR that was rejected, changed his parameters to fit the design review guidelines and was approved.
 - **Maintenance** – Tara and Tim have reviewed paths, Kent and Paul will be reviewing their assigned paths
- **Landscape-** will continue to work on a landscape design plan proposal. Committee will compare the two proposals that Traci and Bridget have done.
- **Event-** seed harvest went well (9 people), yoga is full with a wait list, hayride, wine tasting, blood drive, flower arrangement and Santa events are coming up.

Board Discussion:

- **10280 Amsden BnB rental complaints-** extra vehicles and a tractor has been parked on the street. The City of EP has short term rental regulations that include registration and permits, hosts must register their property with the city and obtain a rental permit for non-family rentals.
- **2025 Budget-** no questions or concerns before the 2025 budget comes out next month
- November Meeting changed to November 5th at 5:30 pm. Budget meeting to follow

Upcoming Events:

- **Hay Ride – October 26th**
- **Wine Tasting – November 1st**
- **Blood Drive – November 20th**
- **Santa – December 15th**

Adjourn Board Meeting at 7:42 pm. Moved by Ali and seconded by Traci. Passed.

Next Meeting Date –November 6th, 2024 – 5:30 PM.

OFFICIAL