

PRESERVE ASSOCIATION BOARD OF DIRECTORS

REGULAR MEETING

Wednesday, September 11th, 2024

6:00 p.m.

MINUTES

Resident Forum

Meeting call to order: by President, Michael Beukema at 6:00 PM.

Present: Michael Beukema, Tim Rush, Paul Musegades, Traci Bartz, Shon Clark, , Lisa Hokkanen, Ali Clare, Cindy Fuchs (Admin), Scott Anderson (General Manager)

Absent: Kent Wood

Agenda approval: Any changes or additions?

Resolve to approve Agenda. Moved by Traci and seconded by Shon. (passed)

Approve Minutes: July 10th, 2024.

Resolve to approve the minutes of August 10th, 2024. Moved by Paul and seconded by Ali. (passed)

General Manager's Report:

- **Pool update**
 - 2024 attendance down, lowest since 2018. Felt weather and low staffing played a factor.
 - Pool closed for the season at 8pm on Labor Day.
 - Doggie day was Sept 3th 5:30 – 7:30 pm, very popular with about 70 dogs this year.
 - Waiting for proposal on pipe leak in mechanical room and deck repair around dive well.
- **Grounds update**
 - Putting plans together for the \$10k grant to remove and replant Ash trees. Planting event will be held next Spring.
 - Continue to remove sick looking and smaller ash trees as long as weather allows.
 - Storm cleanup- paths cleared day after by 7 crew members. Reach Tree service hired for bigger trees and branches.
 - Seed harvest meeting on 9/13 with Bridget and FEPP Seed Chair
 - Path inspection to prioritize repairs for 2025.
 - Volunteers: Tara, Tim, Kent and Paul
- **Office update**
 - Beach BBQ had 28 people.
 - Back to a four-day week, office closed on Mondays until June.
 - Fall newsletter will go out in the next 2-3 weeks.
 - Looking at a new newsletter format.
 - Hay Ride and Fall Tasting are all scheduled.
 - Managing cashflow between local banks (paying bills) and Schwab (high interest) has been no problem.
 - Still working on getting the IB statements incorporated into our QB accounting.

Committee Reports:

- Design Review 56 requests to date. Solar Panels are becoming popular, may need to remind residents that solar panels need approval as well.
- Investment- Year to date, our efforts are doing well. Will report quarterly results at October meeting.
- Maintenance – tree clean up continues, wrapping up the pool season- removing umbrellas and winterizing the pool. Changing oil on vehicles.
- Landscape committee will do some research to find a landscape designer to come up with some ideas or an overall landscape plan for The Preserve. Some of the Aspen seedlings didn't make it, the bigger trees purchased at the tree sale are doing well. Will discuss garden at the October meeting.
- Event- Ice cream social was a success, would like to go to all the Preserve parks next year. Hay Ride, Yoga, Wine tasting, Blood drive, and Santa events coming up. Tim has spoken with a resident in The Preserve that would like to connect with Free Wheel Bikes to do a bike safety clinic. Tim will contact resident and schedule something in the spring.

Board Discussion:

- Vacant Board seat would like to have filled by January.
- Court repair needed for cracks.
- Will look into the option of adding another pickleball court within the same space when getting an estimate to resurface the courts.
- Will table ideas regarding current courts condition.
 - Reserve study
 - \$25k – 2026 for resurfacing
 - \$30k – 2031 for resurfacing
 - Surface replacement \$154k – 2037
- Dues for 2025 – Budgets – need decision at October meeting.
 - CPI in 2022 = 8.0%
 - CPI in 2023 = 4.1%
 - CPI in 2024 = 3.0%
 - **Graph sent '05 to '24 adjusted to CPI**
 - Dues currently \$386 (Board can authorize up to a 5% increase without membership approval)

1% = \$4 = \$390 = \$6,772 – additional revenue

2% = \$8 = \$394 = \$13,544

3% = \$12 = \$396 = \$20,316

4% = \$15 = \$401 = \$25,395

5% = \$19 = \$405 = \$32,167

Board Business:

Upcoming Events:

- Hay Ride Saturday October 26th
- Fall Wine & Spirits tasting November 1st
- Santa's Visit December 15th

Adjourn Board Meeting at 8:02 pm. Moved by Paul and seconded by Traci. (passed)

Next Meeting Date –October 9th, 2024 – 6 PM.