

BOARD MEETING MINUTES

June 20, 2019
1994 Barley Road

ATTENDANCE

BOARD OF DIRECTORS:

Michele Carroll
Ken Hollasch
Andrea Kowaleski
Scott Walthour

OFFICERS:

Scott Walthour, president
Andrea Kowaleski, vice president
Donna Chaney, secretary

MEMBERS:

Susan Andersson
Jean Woods

AGENDA

1. President's Report

- Basketball court drainage/regrading project:
 - Dick's Landscaping was hired for the regrading project. The total cost was \$7,040, under the \$8,000 that was approved for the project (accounted for under the Capital Projects/Reserves on the monthly financial report). The HOA will consider landscaping and plantings later in the year when the new grass has had a chance to grow.
- A concern was received about the basketball nets. The HOA will make any necessary repairs once the resurfacing is complete.
- The basketball/tennis court resurfacing is expected to happen soon but has been delayed because of the rain. The final dates have not yet been determined but it will be scheduled so it does not conflict with the July 4th neighborhood event.

2. Vice-President's Report

- **Dave Baker** graciously painted a new sign for the neighborhood, and it has been installed at the playground. The HOA will look into plants for the bed around it in the near future.
- The HOA is soliciting involvement from neighborhood kids over the summer for the garden club, GROW. Service learning hours will be provided for all middle and high-school students.
- Weeding and care of the two beds by the tennis courts is needed. This is not part of the current landscaping contract so additional funds would be needed for this expenditure.

- **ACTION: Andrea and Ken will meet with the landscaper to discuss trimming the weeds when the mowing is done and will confirm whether this is in the scope of his current contract.**

3. Treasurer's Report

- Dues collection status – all 2019 dues have been paid.
- *Grounds Maintenance – Other* includes the charges for tree trimming and removal.
- The HOA has three insurance policies that have just been paid but there is some uncertainty about the type of coverage that the HOA has compared to what is needed and whether the officers need to be specifically listed to be covered.
 - **ACTION: Jodi will contact the insurance company to follow up on the outstanding questions.**
- The June budget report is attached.

4. Committee Reports

- **Architectural, Ground Maintenance, Contracts – Ken Hollasch**
 - **Architectural request actions:**

Address	Type	Action
1993 Alfalfa Court	Addition	Pending additional materials from owner

- The architectural committee is in the process of reviewing the current rules and will be developing an updated version to present to the board (board approval is required to enact new rules).
- **Grounds maintenance:**
 - Ken is looking into replacing the gazebo roof and is investigating various options
- **Contracts:**
 - Three quotes have been received for sealcoating and walkway repairs at the playground (more detail has been requested from one of the contractors to ensure it is complete and includes all the services that are needed):
 - Titan Sealcoating: \$3,200 (more detail has been requested)
 - Petro Paving: \$4,300
 - Specialty Driveway Surfaces: \$5,490
 - The work will be scheduled after the basketball/tennis resurfacing is complete.

- **July 4th neighborhood parade and festival – 10:00 am on July 4**
 - All vendors are reserved.
 - The fire department and the sheriff's department have both been scheduled for the parade.
 - The banner from last year needs to be located.
 - An online volunteer sign-up form has been sent out, but volunteers are still needed. Residents are also be encouraged to bring their own lawn games to the event (cornhole, etc.).

5. Upcoming Events

- July 4th parade and festival
- Fall block party/bonfire – tentative

6. Open Discussion

- Andrea checked into renting a wood chipper for the fall to offer this service to the neighborhood one day in the fall. The HOA agreed that it did not want to rent a wood chipper and run it, as could be a hazardous issue, but it would look into a tree company to potentially provide this service and various options for homeowners (including at-home pickup at an additional cost).
 - **ACTION: Ken will check into pricing for a tree service for the fall.**

7. Upcoming Meetings

- NO BOARD MEETING IN JULY
- August 15 – 7:00 pm, location TBD
- September 19 – 7:00 pm, location TBD

The meeting was adjourned.

BOARD ACTIONS

No board actions

Updated: 6/18/2019
199 Units

Harvest Farms HOA Budget

2019

		Budget	Actual to date (6/18/19)	Remaining
Revenue	\$/Unit (Budget)			
Dues	\$ 375	\$ 74,625	\$ 74,625	\$ -
Late Fees	\$ -	\$ -	\$ 259	\$ 259
Total Revenue	\$ 375	\$ 74,625	\$ 74,884	\$ 259
Expenses				
HOA Services				
Waste Collection	\$ 220	\$ 43,848	\$ 10,286	\$ (33,562)
Subtotal Services	\$ 220	\$ 43,848	\$ 10,286	\$ (33,562)
Admin, Finance & Legal				
Legal Fees	\$ 5	\$ 1,000	\$ 111	\$ (889)
Insurance	\$ 12	\$ 2,420	\$ 1,957	\$ (463)
PO Box	\$ 0	\$ 70	\$ 80	\$ 10
Office Supplies & Mailings	\$ 6	\$ 1,200	\$ 22	\$ (1,178)
State & Federal Taxes	\$ 0	\$ 40	\$ -	\$ (40)
Subtotal AFL	\$ 24	\$ 4,730	\$ 2,170	\$ (2,560)
Community Resources				
Grounds Maintenance - Lawncare	\$ 52	\$ 10,400	\$ 3,894	\$ (6,506)
Grounds Maintenance - Other		\$ -	\$ 1,950	\$ 1,950
Pond - Maintenance	\$ 32	\$ 6,300	\$ 2,953	\$ (3,347)
Pond - Electricity	\$ 3	\$ 650	\$ 174	\$ (476)
Subtotal Resources	\$ 87	\$ 17,350	\$ 8,971	\$ (8,379)
Community & Communications				
Website	\$ 0	\$ 80		\$ (80)
Social - Easter Egg Hunt	\$ 1	\$ 250	\$ 183	\$ (67)
Social - July 4th	\$ 11	\$ 2,100	\$ 440	\$ (1,660)
Social - Miscellaneous	\$ 3	\$ 500	\$ 32	\$ (468)
Social - Yard Sale	\$ 1	\$ 120	\$ 235	\$ 115
Subtotal Community	\$ 15	\$ 3,050	\$ 890	\$ (2,160)
Total Expenses	\$ 347	\$ 68,978	\$ 22,317	\$ (46,661)
Capital Projects / Reserves	\$ 28	\$ 5,647	\$ 7,040	\$ 1,393
Gain/(Loss)		\$ -	\$ 45,527	\$ 45,527

Checking Account Balance \$ 78,447