

SAWMILL HOMEOWNERS ASSOCIATION, INC.
A Not-For-Profit Corporation

Minutes of the Board of Directors
Tom Ison Center, June 16, 2022, 7:00pm

Statement of Quorum:

Quorum Established

Call to Order:

Leon called the meeting to order at 7:02pm.

The following members were in attendance:

Board Members:

Leon Lofgren – President
Laura Keller – Treasurer
Colleen Hooks – Secretary

Homeowners:

Chester Wharton
Meera Wharton

Other:

Jody Fischer-HOA Mgmt

Board Member absent:

Jennifer Moss – Vice President

Community Participation

1. The Whartons came to discuss the fine assessed for the dead tree on their lot, with an inquiry on how the fine is assessed. It was explained that the \$100 per day of continuing violation up to \$1000 is per state statute 720.305. The notification process of courtesy notices and certified letters was reiterated. Leon described the safety concerns of dead trees and though Mr. Wharton did not feel the tree was large enough to be a safety concern, the board mentioned the need for consistency in addressing violations, regardless of tree size. The Whartons explained extenuating personal/family circumstances, and because the tree had been removed / the issue had been addressed at the time of the meeting, Leon motioned to waive the remaining balance of \$850. Colleen 2nd. Unanimous.

Secretary's Report

1. Review and approval of minutes from March 17, 2022. There were two sections that needed adjustment – attendance, and confirmation of motions for board elections. Leon made a motion to approve the minutes pending corrections. Laura 2nd. Unanimous.

Treasurer's Report

1. Review of financial reports shows combined checking and savings of \$260,970.35.
2. Pressure washing invoice has not yet been received. Work is not yet complete due to the delay in company's attainment of pressure washing chemicals.
3. Ten lots still owe annual dues. 06/16 was the deadline listed in the registered letters that were sent regarding late payment.
4. Books should be reviewed annually by a CPA. This will be added to the budget for next year and scheduled accordingly.
5. Discussion around implementation of an electronic transfer process for bill payment. Colleen motioned for approval of electronic transfer setup. Leon 2nd. Unanimous.
6. Howard will need to be removed from accounts, as he is no longer on the board. Leon motioned for Colleen to be added to bank accounts as a check signer. Laura 2nd. Unanimous.

Unfinished Business

1. Security Cameras – Quotes obtained from Surveillance Plus. Front entrance \$19,971.61. Additional camera set ups at West Sawmill Blvd, Timber Ridge Trail, and North Timber Ridge Trail were \$21,281.63 each.
2. Sign Lighting – As the theft of the spotlights lighting the front sign are what prompted the discussion for security cameras – which do not seem to be cost effective – (and replacing spotlights is \$1700 each time) additional options for lighting were discussed.
 - a. A quote was obtained from Commercial Lighting & Electrical Inc. for a 25 ft fiberglass pole lighting set up that would light the sign from above. Estimates are \$6982.60. Leon requested a demo or ability to see this in action from another of their customers so that we could have an idea of what it would look like / how effective it would be.
 - b. Discussed option for caging the lights, and possibly wireless camera. Internet connectivity would be \$150 for MiFi box, and a \$40 monthly service, plus the cost of the camera.
 - c. The sign could be replaced with a backlight sign. This would be approximately \$10-15k. Laura proposed moving current sign to the other side of the street and getting a backlit sign in the current sign area.
 - i. This prompted additional discussion about the other side of the street across from the current sign and that the trees appear to be dead or dying. Jody will get quotes on removal. Leon motioned approval of estimate and proceeding of removal for an estimate under \$3000. Laura 2nd. Unanimous.
 - ii. With the removal of these trees, that eliminates the space where we hang the Sawmill yard signs. Discussed obtaining quotes for a new banner that includes the Sawmill logo and yard sale information, so it can be placed over the current sign but still have the neighborhood name visible.
 - d. Discussed the purchase of solar spotlights for now until a more permanent lighting option can be decided upon. Laura made a motion to approve the purchase of solar spotlights. Colleen 2nd. Unanimous.

Management Report

1. Violations –
 - a. Lot 186 – hedges and cleaning
 - b. Lot 208 – faded paint
 - c. Lot 80 – new roof and yard clean up
2. Delinquency/Collections –
 - a. Lot 292 – Fining committee hearing: \$3000 for violations
3. Fining Hearing Properties –
 - a. Lot 216 – pressure washing of roof and sidewalk, sod – came to hearing and fining committee negotiated July 1 as a new compliance date. So far has ¾ of the yard sodded and has a new roof. Will check on status of additional pressure washing.
 - b. Lot 84 was sent to fining for siding and fence; however, both were corrected before the fining committee hearing.
4. Misc. –
 - a. Jody has contacted the city regarding sidewalk repair but has not yet heard back.

Adjournment

Leon motioned to end the meeting at 8:45pm. Colleen 2nd. Unanimous.

Meeting Dates for 2022: 3/17, 6/16, 9/15, 11/3.

October 22, 2022 – Community Yard Sale