

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

Minutes of the Board of Directors
(No Quorum met for the Annual Meeting)
Tom Ison Center, March 16, 2023, 7:00pm

Statement of Quorum:

The annual meeting was opened at 7:05pm however, a quorum could not be established, therefore Leon brought the annual meeting to a close at 7:06pm and started the regular Board of Directors meeting.

Call to Order:

Leon called the meeting to order at 7:07pm.

The following members were in attendance:

Board Members:

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

Homeowners:

Joanne Adamo
Terri Williams
Bette Lenkowski
Patty Kvitkauskas
Louis G. Saravo
Jill Osborne
Kim Henson
Randy Henson
Thom Ewing
Chestina Black
Joseph Savoy
Jennifer Moss

Other:

Jody Fischer-HOA Mgmt

Homeowner Comments

1. J. Adamo had questions about the budget – why mulch and flowers were going to be discontinued, yet there is an increase in management fees. Inquired about specific line items like the entertainment category being allocated \$1500, or postage and delivery and how that money is spent. It was explained that even though money is allocated, that doesn't mean it is going to be spent, and regarding the postage and delivery, a lot of items are sent and mailed out.
2. J. Osbourne and K. Henson served as volunteers for holiday decorating of the neighborhood entrance. In previous years, they were told by Leon that they had a \$1000 budget – spent \$700, as they were trying to be economical. Volunteered again the following year and were told they had to submit photos and wait for approval before making a purchase. Explained that since they were out shopping, that wasn't reasonable, and why if they hadn't gone over budget approval was needed. Asked about the process for the Easter Egg Hunt – Jenn sent items to Laura to approve. Leon expressed his appreciation for the work that they have done. He mentioned that items need to be lit / should be something that can be seen in the dark. This prompted questions about the sign out front and the lights that were stolen.

3. Questions were asked regarding the management company and what services they provide. It was explained that they handle all invoicing and collecting of payments, sending certified letters, and working with the attorneys when people don't pay, driving around the neighborhood for violations, printing and sending those, paying bills for electricity, streetlights, landscaping, and scheduling, booking, and running the meetings – all of which is at least 20 hours a week or more.
4. There were questions about the neighborhood financials and where that information can be accessed. If there is a way to hold a special meeting specific to HOA and election as the only items of discussion. Questions about changing the HOA documents, which need 2/3 of homeowner's approval. Any changes cannot violate the state statutes. Jenn asked if the state statutes could be sent to her – they would like to change the structure to allow the homeowners more of a voice.
5. An officer was asked to attend the meeting to answer previous questions about the no parking signage in some of the culs-de-sac. There were questions about the consistency of signage, as well as signs for speed limits, children at play, etc. The officer said we can reach out to the city to request signage. The speed trap signs were discussed, and Jenn explained that they were placed at the stop signs last time, so they were not effective. The officer said we can call and request them in specific locations. Jenn asked about having an officer attend the National Night Out in our community.
6. Concerns were expressed regarding safety on Log Jam. It was requested that the management company contact the landlord and led to a discussion about limiting the number of rentals in the neighborhood.

Secretary's Report

1. Review and approval of minutes from November 3, 2022. There was a typo in the attendance roster, as well as an attendee who was left off. In the violations section, the lot number was incorrect and needs to be updated. Laura made a motion to approve the minutes pending changes. Colleen 2nd. Unanimous.

Treasurer's Report

1. Review of financial reports shows combined checking and savings of \$232,030.25. No questions.

Management Report

1. Violations – 70 violations in the most recent report, most are power washing, misc. items around the house, trailers, and items being parked in the yard.
2. Fining Hearing Properties – Lot 146 – gravel in the front yard, homeowners stated it was for drainage, were sent multiple notices, goes into backyard. Lot 262 – fixing driveway, got estimates in 2020, but said she had to wait until next year to do it at that time – is not responding to letters. Lot 124 – paint / no ARB for paint color – since 2019. Said finances were an issue for repainting. Has since submitted an ARB and it was approved on March 26, 2022, but still hasn't been painted. Colleen motioned to send to fining committee, Laura 2nd, unanimous.
3. Delinquency/Collections – Motion to send letter to homeowners who haven't yet paid dues. Colleen motioned to approve, Laura 2nd, unanimous.

Unfinished Business – skipped to new business due to time constraints.

1. Security Cameras
2. Speed Bumps

New Business

1. Easter Egg Hunt – Jenn will host Easter Egg Hunt on April 8
2. Community Yard Sale – takes place March 24 & 25.

Adjournment

Laura motioned to end the meeting at 8:26pm. Colleen 2nd. Unanimous.

Meeting Dates for 2023: 03/16, 06/15, 09/14, 11/02.