



## Minutes of General Association Meeting

June 23, 2016. Lutheran church in Edgewood

### Attendance:

There were 19 voting lots represented at the meeting. This was sufficient for a quorum. The treasurer reported that 17 representatives were required. In addition, there were three lot owners who were not in good standing (which was likely due to snafu's in receiving payment).

Board was represented by David Nee (presiding as VP). Tom Zipperian, Garth Reese, Jack Clarke were also attending. Debbie Wiebener is out of town.

### Discussion of Overdue assessments (Tom Zipperian)

Overdue assessments are being addressed in stages:

1. Short term overdue payments incur an interest penalty of 1.5% / month.
2. Lots overdue in excess of \$500 result in a property lien.
3. There are a small number of lots overdue in excess of \$2000. These will be sued in district court. The association has retained *Jay Goodman and Associates* to represent us in this effort. A retainer has been paid, and actions will begin shortly.

Some mail is getting lost. Each year something like 1 to 3 checks "get lost in the mail." This is very troubling to all concerned.

Question: is there an alternate approach to pay for the assessment that does not risk getting lost in the mail? Answer: you may hand deliver it. Or contact the treasurer for arrangements.

Overall budget is somewhat tighter this year. There is about \$17000 available, of which approximately \$15000 has been budgeted for spring maintenance.

### Roads (TJ Maloy)

- We expect to do 3 mowings this year
- Snow removal is being done by John Wiebener and Mike Rariden. This has been cost competitive, and they get to our neighborhood immediately.
- We will be replacing stop signs, which are fading.
- The work with the gas company had a minimal impact on the neighborhood. This is due to careful monitoring by the board and the roads committee.
- There was some work on the ditches. This was very important to keeping water off the road, and more ditch work is needed.
- Please remember that each lot owner is responsible to keep their own culverts clear.
- People are cruising the neighborhood. Please be vigilant and report suspicious behavior.

- We are looking for “captains” for neighborhood block watch.
- We’ve had very good interactions with local police officers. They are aware of the issue with burglaries, and want to help us protect the neighborhood. There have been two burglaries in the past six months.
- Steve Williams has done a cost analysis to repair the asphalt. This includes chip sealing, repair of gopher damage, and repair of “alligator cracking”.
- Mary Cockburn will look into borrowing a speed monitoring sign from the police.

### **Complaint about Speed Tickets (Donna Kelly)**

- Very unhappy that her son received two citations, one for speeding, and another for failure to stop. Is concerned that the board has no authority to invite police to monitor our private neighborhood.
- Concern that 15 mph speed limit is illegal.
- Would like better communication about board decisions. Claimed that this was not in board minutes (secretary disagrees).

### **ACC report (Shannon Siewert)**

- Thank you to those who are doing well to keep up their properties.
- The ACC is new, and welcomes suggestions.
- Please, follow the approved process if you will be constructing anything on your property.

### **Mailbox Area “refresh” in the Pines (Eugene Barela)**

In light of the recent USPO mailbox vandalism, we have been paying more attention to the common MB area here in the Pines. We are thinking that a refresh of the existing sign post area will improve curb appeal and provide residents with an upgraded look and fit into the upcoming NWP. The new post will not attach to UPSO property, will be made of 4x4 pressure treated post, galvanized hooks and links. The message board will be framed 2" thick board inlaid with cork and include 2 11x14" clear Plexiglas sheets with hinges on top. Estimate the cost of materials to be approx. \$60.00 and not to exceed \$75.00.

**Approved.**

### **Halloween Party (David Nee)**

We are looking for a coordinator, who would work under the direction of the board.

### **Speed Bumps (Jack Clarke)**

Jack has done some research on some speed bumps. These are rubber pieces that could cross the road.. The cost would be about \$1,100. There is overwhelming concern about speeding in the neighborhood. Agreed with Mary Cockburn that a good first step is to borrow radar speed display sign from law enforcement, study results. He volunteered to follow through on project and work with board even though his term is completed as board member. Show of hands indicated support to continue. No vote was taken, but David Nee promised to have follow-up by the board.

## **Fire and Evacuation Plan (Garth Reese)**

Recent fires have exposed the need to have a plan if an evacuation should be required. It turns out that Mary Cockburn is part of the Community Emergency Response Team (CERT) that helps prepare neighborhoods for this kind of emergency. She asked if there is interest in setting up a meeting to train and prepare for an emergency. The association was overwhelmingly in favor of this. Mary will set up a meeting.

## **Fiber Optic Connections. (Dale Josephson)**

Dale pointed out that fiber optic cable was recently laid just outside our neighborhood. This could provide connection speeds up to 100 Mb/s both download and upload. The company, *plateau*, would need a list of subscribers much like the EMW gas company last year before they would be willing to invest in the infrastructure. More information on the company can be found on their website, [plateautel.com](http://plateautel.com). Dale will continue to gather information on this option.

## **Elections (Garth Reese)**

We had a quorum, and proceeded to elect three new board members. These include:

1. Shannon Siewert
2. Jay Judge
3. Dale Ford

Tom Zipperian and Debbie Wiebener will continue for another year on the board.

Officer elections also were held.

- President: Debbie Wiebener
- Vice President: Jay Judge
- Secretary: Lynn Judge
- Treasurer: Tom Zipperian
- Assistant Secretary: Garth Reese

Adjourned at 8:45.

Garth Reese  
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