

# Autumn Ridge Homeowners Association

## Annual Meeting Minutes 5/9/2022

### Board Members Present:

Chad Langford, Treasurer  
Cindy Maurer, Secretary  
Joe Sorenson  
Todd Hill  
Dan Werner  
Kurt Welu

### Not Present:

Nate Elgert, President  
Duane Milacek

Four residents were in attendance.

General introduction by Chad Langford of all board members.

The Homeowners Association responsibilities are twofold:

- 1) Maintain entrances and common areas
- 2) Covenants enforcement with a goal to keep the viability, attractiveness and character of our neighborhood up to enhance home values.

Dues remained at \$135/household with a \$10 prepay discount. The dues are what provides the funds to accomplish the above goals and responsibilities of the Board.

Social activities sponsored by the homeowners association include: 4th of July parade, TGIF Party, garage sale weekends, progressive dinner and an easter egg hunt.

### **SECRETARY:**

The minutes from the last annual meeting were read by Cindy Maurer.

### **BUDGET:**

Chad presented the treasurer's report for actual spending in 2021 and the budget for 2022.

Actual 2021 spending came in \$3,251 under the projected budget. The new budget for 2022 projects income will remain consistent, and spending to remain fairly consistent but we are forecasting a loss of \$3,215 in 2022. We reviewed each category of the budget and expenses. There were no questions on the budget.

We reviewed bank account balances and target having approximately 12 months operating expenses in reserve (\$30-35,000). We are currently slightly over that at \$40,893.55.

We have 2 homeowners with past dues for 2021 and will be filing liens against those homes.

Chad advised that we have an outside the board source that has volunteered to do an audit of the books. We also have put controls in place to oversee the online dues payment process.

### **COVENANTS:**

Todd provided an overall review: We sent 3 letters throughout the year related to trailers or campers parked in driveways for extended time periods.

Todd reviewed the overall need to change the bylaws and covenants to streamline language; make them easier to update and enforce; remove obsolete items and bring things to current day standards. Portions of the covenants have expired and need to be reinstated. The goal of the covenant changes will be to promote an attractive look and feel for our neighborhood and maintain home values. We have posted a summary document as well as the actual track changes to the website. Homeowners have been notified in the last mailing our intention to solicit signatures. The board will follow up with a door to door campaign to collect signatures to make these changes.

### **LANDSCAPE/MAINTENANCE:**

Lawn care for Less is our landscape vendor. They are doing a very good job and are reasonably priced.

There was a large storm with major tree damage throughout the neighborhood last year. The board members all volunteered their time and resources (tools, trailers, trucks, etc.) to cut up and remove the trees at the entrances rather than hire it out.

There also was a case of disturbing vandalism to the entrances with the monuments, large rocks and trees being spray painted with offensive words and symbols. Several board members again spent their time cleaning off the graffiti and restoring the entrances.

A new control board has been installed at the entrance and new annual plants are to be planted this month in the median.

**ELECTION:** There were not enough homeowners present or ballots returned to have a quorum. The board will therefore appoint the 2 open seats on the board. We have an additional spot opening on the board as Matt Heesch is moving. The board will discuss adding another member to this open position to fill all 9 spots if possible.

### **NEW BUSINESS:**

Dan reviewed our new online payment system for collecting dues. The criteria for selecting the service was to provide a secure system with low fees with no expenses added to the homeowner association or raising dues. We selected a company called Cheddar Up. There is a small fee added to the dues for processing, \$4.83 for a credit card payment and \$1.25 for a bank transfer. The system is up and running and can be accessed through the website. Homeowners were alerted of this new payment option in the latest mailing.

### **Q & A:**

A resident asked if we would be printing a new directory. We intend to print a new directory and have discussed the process needed to complete this yet in 2022.

Meeting adjourned.