

St. John's Neighborhood Association Board Meeting Minutes for March 9, 2023

- I. **6:07 Call to order – Present:** Mark Harris, Randy Lewis, Pat Crowder, Lisa Gerdes, Todd Gerdes
- II. **Executive Session** – None Scheduled
- III. **Reading and approval of last month's minutes (Secretary).**
 - Minutes were read from February 9 and were approved unanimously.
- IV. **Treasurer's / Financial Committee's Report (Treasurer).**
 - Cash balance \$52,228.65
 - 2 HOA late payments were received
 - Operating income for February was 179.34
 - February expenses were \$220.82
- V. **Committee Reports** (Note: except for the ACC Chair board members identified are sponsors and not necessarily chairs which can be any HOA member appointed by the board).
 - a. Architectural Control Committee (ACC Chair – Todd Gerdes)
 - 4 houses on Poteete with trailers – Todd will attempt to contact homeowners about this problem as these might be rentals.
 - b. Safety Committee (Randy Lewis)
 - Randy has been able to add another person to the Safety Committee. The committee will meet the week of March 16 and will discuss the following concerns: concrete signs and electric speeding sign
 - c. Activities Committee (Lisa Gerdes)
 - Nothing to report
 - d. Beautification Committee (Mark Harris)
 - Mark has posted in Face Book about Spring Workday (mulching, pulling weeds, and replacing bushes
 - Need to have people contact Mark for job assignments.
 - e. Communication Committee (Pat Crowder / Mark Harris)
 - Nothing to report
 - f. Welcome Committee (Todd Gerdes)
 - 3 houses have been given Welcome bags
- VI. **Special Orders**
 - a. None

VII. Unfinished Business

- a.
 - 2 bids were presented to the Board; 1 from Reed Manus and 1 from Seasons Landscape.
 - No insurance or bonding with either of these companies
 - Board voted unanimously to proceed with Reed Manus
- b. Tyler Lawn treatments
 - They have been paid and services will start when it's not raining
- c. Planning for Spring Work Day
 - Mark will email work list
 - Need to develop a way for people to sign up for the jobs they would be interested in doing
- d. West Traffic Circle Repairs
 - Randy has not heard back, will continue to call
- e. SJNA Rules Document
 - Option was brought before the Board to change from saying "Policies" to "Rules of Conduct"
 - Motion made to and accepted unanimously to accept change
 - Todd will develop SJNA rules/standards
- f.
 - Sprinkler System Set-up
 - Mark instructed Joey Hendrix to start sprinkler system set up, also covered some repairs on the circles and some sprinkler heads
- g. Water drainage during heavy rains
 - Mark was able to get pictures of heavy rains/drainage problems to Jacob. He will send someone out to check the drains
 - Concluded there isn't enough drains for the area

VIII. New Business

- a. Approval of Board of Rules of Conduct

IX. Unfinished Business

- a. Bids (or inputs) for 2023 lawncare budget (mowing & weeding)
 - Randy received bids for services from Reed Manus and 4 Seasons. Because of cost difference the Board voted to secure the services of Reed Manus.
 - At this time Reed doesn't have insurance or bonding. Mark will check with insurance company to see what coverage the Association has.
- b. Tyler Lawn treatments.
 - Tyler company has been paid and will start treatments when it's not raining
- c. Planning for Spring Workday (April 15th 1000-1400).
 - April 15 – 10-2:0 p.m.
 - Work to be done: mulch traffic circles, weeding, and prepare flower beds
 - Mark Harris will be the lead on this project

- d. West Traffic Circle Repairs. Painting of both circles
 - Randy is working with Jacob Reynolds and was told it is on the list. At this time has not heard back from Jacob Reynolds.
- e. SJNA Rules Document. Todd
Mark sent out the Board Policies document and revised it to be called the SJNA Board Rules of Conduct. Thought from last meeting is to prepare details on SJNA Homeowner's Rules as a new but similar document. The board would be acting within the authority granted by Bylaws Article I Paragraph 5.
- f. Schedule sprinkler system/start up
 - Use Joey Hendrix – Mark will set this up
- g. Large amount of water running down when heavy rains happen – Mark will contact Jacob Reynolds

X. New Business (need a motion on each to proceed with decision process)

- a. Approval of Board Rules of Conduct (Review and reindorsement of existing
 - *. Motion made to accept – Voted unanimously to accept.

XI. Adjournment

6:55 p.m. Motion made to adjourn