

# **St. John's Neighborhood Association Board Meeting Minutes**

Date 10-06-2022

- I. 6:10 p.m.** Meeting was called to order.  
**Present:** Mark Harris, Randy Lewis, Lisa Gerdes, Todd Gerdes
- II. Executive Session** – None Scheduled
- III. Reading and approval of last month's minutes (Secretary).**
  - Minutes from September 1 board were read. Minutes were approved unanimously.
- IV. Treasurer's / Financial Committee's Report (Treasurer).**
  - Pat Crowder (secretary) was not able to attend meeting. All financial information was sent to board members via email.
  - Increase in utility bills probably from the water leak in Irby – water is now turned off
  - At the time there are 5 liens to be filed. 8 outstanding liens, and 17 people with HOA past due.
  - Motion was made to accept financial report. Motion accepted and passed accepted unanimously.
- 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)
    - 2<sup>nd</sup> letter has been sent property on Poteete, if trailer not moved by the end of the month, a bill will be sent
    - Property on Amelia removed sign as requested
    - Letters will be sent to the following: Penny St. (sign), Penny St. (Trailer), Penny St. (Boat)
  - b. Safety Committee (Randy Lewis)
    - In regards to street light on Bison, Conway Corp, not the city, maintains the lights. Randy emailed Conway Corp and will continue to pursue.
    - Working on re-painting areas around the roundabouts / need recommendation of where to buy reflectors
  - c. Activities Committee (Lisa Gerdes)
    - Working Ben and Kassidy Youngblood, at this time have a few volunteers but still need more participation. In the event of rain, it will be cancelled.
  - d. Beautification Committee (Mark Harris)
    - October Yard of the Month will be selected October 15
  - e. Communication Committee (Pat Crowder / Mark Harris)
    - Nothing to report
  - f. Welcome Committee (Todd Gerdes)
    - 3 more homes welcomed and 2 more to visit
- VI. Special Orders**

- a. None

## **VII. Unfinished Business**

- a. Lawn Care Maintenance Contract – (M. Harris)
  - Letter sent to Natural States about contract and proposal to continue just the lawn care. Received 2 invoices with late payments. Lawyer advised to address the invoice with a follow up letter. Mark will contact Natural States to see if he wants to continue. At this time, nothing has been done to sprinkler system.
- b. Approval of Joey Hendrix estimate for sprinkler repair and fall layup. Board made a motion and passed unanimously for Joey Hendrik to work on sprinklers, do testing, and take care of fall lay up for \$545
- c. Other lawn care providers?
  - Reed Maniss was suggested by Randy Lewis
- d. Painting and stenciling concrete pillars (Phase 2) street markers.
  - Fall clean-up – Mark will post on FB.
  - No Littering signs - City does not have those, only the state

## **VIII. New Business (need a motion on each to proceed with decision process)**

- a. Revision of Bylaws (Todd, update on meeting with Lawyer)
  - Spoke with lawyer - larger day cares cannot operate out of home.
  - Assessments – Need to be added to the Bylaws
  - Proposal made by Todd - need to increase the budget and how to deal with infractions.
  - A draft of the Bylaws with revisions was submitted by Todd
  - Date to inform community and vote to be determined
- b. Power washing neighborhood brick signage
  - Tabled at this time
- c. Painting (yellow) traffic circles
  - Randy is taking care of
- d. Painting (white) and stenciling concrete phase I/II street markers.
  - Mark and Todd will add to the city pictures
- e. Contacting city about street repairs in 2023
  - John Bryant road is bad
  - Mark will call to see if repairs are in the budget.
  - Mark and Todd will do walking of streets again and record needed repairs with pictures.

## **IX. Adjournment**

- 7:10 pm. – Motion made and carried unanimously to adjourn.