

St. Johns Homeowners Association Meeting:  
Thursday, December 3, 2020

6:04 p.m. Meeting call to order

Reading of November minutes (Lisa Gerdes)

- Minutes approved after one change was suggested

Treasury Report (Pat Crowder)

- Presented balance sheet, Budget Report, Past due accounts. (See attached)
- At this time, outstanding fees amount to \$5706. Pat has prepared statements to send out in regard to late fees.
- If bankruptcy is declared by a member of the St. John's neighborhood who owes back dues, Pat will check into lien status

ACC – Architectural

- No report at this time

Activities

- Still on hold until the New Year

Beautification. (Mary Humphreys)

- See attached

Communications

- Quarterly newsletter will go out in January – each committee is to submit articles/information from the last 3 months and importance to community.
- Articles are to be submitted to Lisa Gerdes by December 15

Critters. (Mary)

- Committee didn't meet
- Mary walked the through and observed a lot of the ditches, taking pictures to see what can be done.
- Suggestions of maybe organizing a committee to help people who are not able to clear the brush, etc themselves (elderly, disabled, etc) that is attracting the rats.
- Keep posting on Face Book of suggestions on how to get rid of the mice or discourage further infestation

Safety Committee (Elmer)

- There have been a number of break-ins
- Suggestion of creating a Neighborhood Watch – Need someone to lead that group
- Continue to encourage people to lock their car and garage doors

- Get to know your neighbor so everyone is aware and can watch out for each other

Welcome Committee

- Pat Crowder has a list new names she will be forwarding to the correct person

#### Unfinished Business

- Policy on late dues
  - Need for an actual written policy
  - It was questioned as to why association was waiting until October 1 to apply late fees?
  - Policy should be the following and communicated:

Dues are due May/June, late notices sent out July 1, if not paid by August 1<sup>st</sup> they are considered late and will have \$25 late charge added
  - Policy needs to be in writing and accessible
  - Should a late fee be charged if only late one month?
  - When should statements be sent? June 1?
  - Suggestion made that when the statements are sent, to include either on the bottom or the back to communicate what the fee is used for. Ex: Plantings, fence, etc. Newsletter could start talking about the dues, when they are due, and again what they are used for
  - Should dues be raised to \$75? That would have to be passed

- Action plan to determine what is set back in SJ? Todd Gerdes
- Discussion of rats on FB – Mary will contact Renewal Ranch to see if people needing help can call them
- Mulch on flower beds – Mary will contact Jacob
- C.D's - Has already been renewed – it will be 11 months before anything can be done

#### New Business

- Planning session on calendar date
  - Need dates of activities, then generate a budget
  - Anticipate big expenses this coming year, need to justify dues (increase?)
- Planning session on finance date
  - Will start meeting in December start planning activity and approve budget
- Newsletter
  - December 15 is the deadline for submissions
    - January 1 Newsletter to be completed
    - The raise in dues would have to be passed by a quorum vote of all homeowners in SJNA

January meeting will be January 7, 6:00 p.m. at home of Pat Crowder

7:18 p.m. – Meeting adjourned

