

Autumn Grove / Stone Bridge Homeowners Association
Annual Meeting Minutes
Tuesday, January 16, 2018
6:30p.m.

Board Members Present: Tim Andersen (Vice President), Derrick Lindeman (Treasurer), Kelly Cox (Secretary), and Eric Peterson (Member at Large)

Members Present: Derrick Lindeman, Timothy Andersen, Stanley Kraska, Chad Galbraith, Kelly Cox, Lisa Bartholow, and Micki Taylor.

Proxies Received: Vicki Sanders, Brian Yee, Dana Corbet, Lance Tonnies, Kelly Ottens, Frank Orsak, Larry Baker, Carl Ebert, Lawayne Feit, Pete Castater, and Mark Ashton.

Guest: Beth Krolkowski of P.J. Morgan, Property Management Company

Call to Order- The meeting was officially called to order at 6:31pm.

Introductions- The Board members introduced themselves and welcomed those in attendance.

Minutes- The Annual meeting minutes from the January 12, 2017 annual meeting were reviewed. Lisa Bartholow motioned to approve the minutes as written, Derrick Lindeman seconded the motion, and all members present approved.

Financials: The 2017 financial statement was reviewed. As of November 2017, the income for 2017 was \$18,366.87. Expenses for the year were reviewed and discussed. The total expenses for 2017 were \$13,409.05. The balance in the account at the end of November was \$34,941.69.

Budget: The 2018 Budget was reviewed the following items were discussed: Trash removal, lawn care and entrance landscaping, and social events. There was also discussion of adding holiday lighting to the entrances for next year. The Board will look into costs for the lighting. Micki Taylor motioned to amend the proposed 2018 Budget by increasing the block party expenses to \$1000.00, Lisa seconded the motion and all approved. Lisa motioned to approve the 2018 budget as amended, Kelly Cox seconded the motion and all approved.

Subcommittee Updates: The follow Committee updates were given.

Newsletter: PJ Morgan is currently doing the quarterly newsletter and will continue to do so as part of the management agreement.

Social Committee: 2017 Social Events were reviewed; the Easter Egg hunt and 4th of July Parade were both a success and had good turn outs. The 4th of July Block Party was a success, this was the first year with a water slide. There were approximately 150-200 people who attended. The Easter Egg Hunt, 4th of July Parade and Block Party as well as the Garage Sale are all scheduled for 2018. The social committee will look at potential dates to change the block party to or have an additional one.

Website: Dave Peterson, a homeowner has been maintaining the website, which we thank him for his help. There was some discussion on updating the website, which Beth will talk with Dave to see if it can be updated.

Nextdoor: Is a social media neighborhood website that is a great source for getting to know your neighbors. The Board will post reminders on Nextdoor as well.

Election of the Board Members: The following terms have expired; Amanda Miller, and Kelly Cox. A thank you to all the Board members for their service. There had been no volunteer forms received prior to the meeting, so the floor was opened to nominations and volunteers. The following volunteers came forward; Kelly Cox. Lisa Bartholow motioned to re-elect Kelly to the Board of directors, Micki seconded the motion, and all were in favor. The Board of Directors will continue to accept volunteers and/or nominations to fill the vacant seat.

Old Business: The following items were brought up for discussion:

1. Entrances: In the fall of 2017, the current landscaping company up and quit without notice, a new company was obtained to finish the season. The Board will be collecting estimates for lawn care and entrance re-landscaping for the 2018 year.
2. Covenant violations: If violations are noticed, homeowners are encouraged to contact Beth at PJ Morgan to report them so notices can be sent to the owners.

New Business: The following items were brought up for discussion:

1. Vacant Lot on 157th and U: There are several lots that are owned by the retirement community between homes, in which the association has been maintaining the landscaping. The Board has been trying to contact the owners of the property, to let them know that we will no longer maintain this area.
2. 2017 Taxes: The tax filing is being outsourced to a CPA, as PJ Morgan is no longer providing the service. Three options were given and discussed, Eric motioned to approve Maurice Barrett for \$110.00.
3. Lot off 156th and Berry Street: The Board is still looking into selling the lot off 156th and Berry Street, as they need to make sure that it is a buildable lot.
4. Raising Dues: At some point the Association will need to look at raising the dues at some point to cover the annual expenses. They do not see a raise in 2018.

Adjournment: Lisa Bartholow motioned to adjourn the meeting at 7:44pm, the motion was seconded by Tim Andersen and all homeowners were in favor.