

Hershey Grove Homeowner's Association

Meeting Date/Location: Jan. 18th 2010 at 6:00 PM
Prairie Vista Golf Course Banquet Room.

BOARD MEETING MINUTES

I. Welcome/Introductions

Attendees: Kent Jarrett, Michael Parker, Pauline & Larry Gourley, Vic & Carol Fink, Lewis & Theresa Garrison, Jerry & Nancy Schelfaut, John & Sherry Reed, Sid & Toni Kendrick, Dennis & Vicky Strauss, John Bickerstaff, Hemant Sharma, Kay Fifer, Narlyn Nelson, Helen Vaia, Brian Phan

II. Minutes

Minutes from the October 19, 2009 meeting were not read, as they were not available. Subgroups to report.

III. Financial

Meeting room at Prairie Vista – Kent Garrett told the group that he was contacted by the person that said we could use the room and was told that all other homeowner associations were paying \$50 per meeting. A motion was made by Mike Parker that we budget \$200 for the meeting room (\$50 per meeting) starting with the next meeting (April 19, 2010). Larry Gourley seconded. Approved.

Pauline Gourley gave a report of the financials. October 19, 2009 balance at IAA Credit Union was \$11,519.65. Receipts were association dues of \$750.00 and dividend of \$13.09. Disbursements were \$829.00 for Directors-Officers Insurance, \$936.00 for General Liability Insurance, \$49.92 Holiday Wreaths. Total disbursements were \$1,814.92. Balance as of 1-18-2010 is \$10,467.82.

Nine lots have not paid homeowners dues. A motion was made by John Reed to have the accountant send letters to these homeowners. Mike Parker seconded the

motion.

IV. Reports

- **Fence** – Kent Jarrett updated the group about the fence from the last meeting. We had one panel blow out from the wind. This was fixed by Snyder. The fence is guaranteed for one year.
 - **Sidewalks** – Mike Parker said there was no change since the last meeting.
 - **Mowing, Fertilizing, Berm** – Report from the Green Committee. Kent presented information from Julie Baird at Snyder Corp. that reflected the expenses in 2009. The cost breakdown for 2009 was: City of Bloomington \$3,815.10, Corn Belt \$578.39, and Mowing Fertilize Berm, Flowers and Watering at Entrance \$6,428.30 for a total of \$10,821.79. Several bids were received for the mowing & fertilizing of the commons areas of the subdivision for 2010. Kent went through each of the bids and because there were so many figures and bids, it was decided that the Green Committee will review all proposals thoroughly and prepare a spreadsheet listing each bid. This will make it easier to compare the bids. Bids were received from Evergreen FS, True Green, Freedom Lawn Maintenance Inc., Acord, and LK & M. Mike Parker made a motion for the Green Committee to review all proposals and send electronically by February 5. Pauline Gourley seconded. The proposal is to be sent to the board members.
 - **Bank Accounts** – reported above in Section III. Financial
 - **Attorney** – A motion to retain Lyndel Armstrong for his attorney services was discussed at the last meeting.
 - **Accountant** – Lyndel Armstrong was retained as our accountant. We will utilize his services for sending dues letters, etc.
 - **Insurance** – No report.
 - **Detention Basin** – A bid for the detention basin work of \$6,300 was received. This is to burn off, grade, and Hydroseed. No action at this time.
 - **E-mail and Website (hersheygrovehoassoc@gmail.com)** No action to do anything with a website at this time.
- A. Occupancy**
No report.
- B. Other Reports**

- John Reed brought up an issue of washout at the back of Brian Phan's property. As additional houses are being built, the run off is increasing. He also mentioned that the common sidewalk east of Brian Phan's house only goes to the rockway and someone could get hurt back there. John made a motion to have the City Engineers review the site, take digital pictures, and get a recommendation from the city. Mike Parker seconded the motion. Mike Parker will also work on this with John.

V. Unfinished Business

VI. New Business – Action Items

- Kent will follow-up with Julie Baird to find out if there are property taxes on the commons areas that the subdivision is responsible for.
- John Reed will contact the city engineer about the sidewalk/rockway behind Whitmer Court.

VII. Next Meeting

April 19th 2010

July 19th 2010 – elections and budget meeting

Oct. 18th 2010

VIII. Adjourn - member

IX. Private Business (Board Only)