

Highlands at Geist Homeowner's Association

Annual Meeting Notes

November 2, 2009

In Attendance:

David Wiseley	Stuart Fraley	Michelle Grelle	Pat Carroll
Jerry Bernard	Pet Ellefsen	Jeff Olbina	Michele Vollmer
Karl Kloc	Susan Muhl	Ronald Allen	
Mary Vantby	Jim Muhl	Chad Sivertson	
Patti Fraley	Dianne Fortier	Jim Hazzard	

The meeting was called to order at 7:05 p.m.

Introductions

- All homeowners introduced themselves.

Meeting Goals

- Financials
 - Balance Sheets
 - Expenses
 - Properties
- Mailboxes
- Activities
- Elections
- Front sign

Financials

- Jim Muhl (Treasurer) reviewed current balance sheets and expenses. Financial statements are available to all homeowners upon request.
- Homeowner's dues will continue to be \$125/year + special assessment for mailboxes (see notes below regarding mailboxes).
- Peg Ellefsen has arranged for the Highlands Homeowner's Association to work with a legal group specializing in HOA's. They will be working with the Board to collect past dues. Legal fees will be billed to the homeowners that owe dues. This group will also help address property issues. Peg will continue to be the Board's legal council representative regarding this effort.
- A question was raised on how recent the latest quotes were on the landscaping services. Best recollection is that it has been at least 6 six years since the last quote. The present service company has not raised fees during their tenure. They were the least expensive at the time when the contract was awarded. Jerry Bernard has volunteered to get updated pricing.
- The front light for the neighborhood sign is broken again. Karl Kloc has volunteered to check the light and make recommendations on how to make the light more vandalism resistant. This will need to be reported back to the Architectural Committee and Board.

- A question was raised regarding a management company for the neighborhood. The previous review of costs was prohibitive.
- Glengarry Court street sign is spelled incorrectly. David Wiseley will contact the city to see if that can be corrected.
- There was some vandalism noted behind the Grelles at Susan Thomas'. **Please report any vandalism or suspicious activity to the Lawrence Police Department.**
- A question arose regarding who was responsible for trimming trees along the sidewalks and roads. Pat Carroll had look into this issue and the property owners are responsible. David Wiseley will contact the city to see how best to enforce the city guidelines. City ordinance states:

§ 5-2-1-33. TREE TRIMMING REQUIREMENTS ALONG RIGHT-OF-WAY.

(A) All owners of parcels of land situated within the City are hereby required to cause the limbs or branches of all trees on their property located along a street or sidewalk to be trimmed and removed so that the lowest limbs or branches on the trees shall not be nearer than ten feet to the surface of the street or sidewalk.

(B) In the event that the owner fails to trim the trees within 15 days after receiving notice from the City to do so, the Street Commissioner is hereby authorized to trim all trees which overhang City streets or sidewalks, the cost of which may be recovered pursuant to law by the City from the property owner.

Penalty, see § 1-1-2-3

- Parking on the streets was also questioned. If there is a car parked in the street for duration more than 48 hours, the complainant homeowner can contact the city.

Mailbox vs. Entrance Sign

- Based on feedback from flyers, emails and face-to-face conversations, the neighborhood wants to replace the mailboxes first. It was at least 4 to 1 in favor of replacing mailboxes over replacing the entrance sign. Presently we have about \$6,000 for each project.
- Initial quotes for mailboxes came from AAA Mailboxes and Estes. Caporelle Posts has gone out of business.
- There were three basic styles reviewed: standard painted boxes, powder coated boxes and heavy duty gauge steel boxes (powder coated). Each variation (black versus tan; various lettering options) were reviewed. The basic costs: low - \$55.23; middle – \$78.37; high - \$125. Estes was the most cost competitive of the two companies. Another review of cost will be completed before final order is placed.
- Per vote of the group the following mailbox will be ordered: size: T2 (medium, similar to present box), tan powder coated (present boxes are standard tan paint), house number only (present boxes have house number and street name).
- Guidelines will be established for the replacement of future mailboxes. The full cost of future replacements will be the responsibility of the homeowner.
- If posts need replacement, the homeowner will be responsible for the cost. If there is a cost difference between the final specified mailbox and the Association's contribution, a special assessment will be issued to each homeowner next April. Presently the Association has about \$61/home to contribute

towards the cost.

- The following are on the mailbox committee for final arrangements:
Michelle Grelle Susan Muhl
Jeff Olbina David Wiseley
- A committee was organized to visit the cost of replacing the neighborhood entrance sign.
Pat Carroll Jeff Olbina
Karl Kloc Jerry Bernard

Leader Appointments

- Activities
 - Easter Egg Hunt – OPEN
 - Neighborhood Garage Sale – Susan Muhl
 - National Night Out Party – Jeff Olbina
 - Block Party – Jeff Bernard
 - Halloween Costume Contest – Michelle Grelle
 - Santa Visit – Chad Sivertsen (2009 – December 12 from 1-3 PM, and 2010)
- Crime Watch Leader – Jeff Olbina
- Architectural Control Committee – Donna Carroll, Jeff Olbina, Karl Kloc

Board Elections

- President – David Wiseley (for next 6 months)
- Vice President – Jim Hazzard & Jerry Bernard
- Treasurer – Jim Muhl
- Secretary – Michele Wiseley

Meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Michele Wiseley
Secretary