

HOA Meeting Agenda
Sunday, September 28, 2025
3:00 PM

1. Roll and certification of proxies
 - a. Present Households: 13
 - b. Proxies: 3
2. Proof of meeting notice
3. Reading and approval of minutes from April 2024
 - a. Motion to approve and move forward
4. Treasurer Report
 - a. Current Balance
 - i. Total: \$60,107.68
 - b. Outstanding Dues: **\$5,600**
 - i. **2022 - 2 lots**
 - ii. **2023 - 3 lots**
 - iii. **2024 - 4 lots**
 - c. Current Dues: \$2,100
2025 - 7 lots
 - d. 2025 Expenses:
 - i. Snow Removal - \$825.00 (avg. \$3,000)
 - ii. Tax Preparation: \$175.00
 - iii. Utilities: \$613.20
 - iv. QuickBooks: \$240.00
 - v. Taxes & Licenses: \$648.30
 - vi. Insurance: \$617.00
 - vii. Administrative: \$500.00
 - viii. **Total Expenses: \$3,118.50**
 - ix. **Annual Dues Total: \$10,500**
5. Old Business
 - a. Update Covenants
 - i. People want to dissolve the covenants
 - ii. Member recommended to get legal advice on getting rid of the covenants, but keeping the HOA and by laws.
 - iii. Member stated we either need to rewrite the covenants or get rid of them.
 - iv. Michaela will reach out to a lawyer to get information on the above, and we will reconvene in 60 days to vote on this.
 1. If we dissolve covenants, can we keep HOA?
 2. How can we get the county to take over the roads?
 3. Can we just have by laws?
 4. Process of rewriting the covenants if we cannot dissolve
 5. Bare minimum coverage for covenants
 6. It has been 21 years since the covenants were formed; are they gone now?

7. Chip and seal the iowa/johnson rd - will iowa county pay half? If we pay for it, will they maintain?
 8. County supervisor meeting
 9. Putting liens on houses for not paying dues
 - b. 3 Shed Approvals/Requests
 - c. Dust Control on Linn-Benton Rd
 - i. Revisit paying for the dust control as an HOA
 - ii. Voted to approve dust control
 1. 15 Y, 1 N
 2. Did not pass – needed 16 to pass
 - d. Switching Recycling Company
 - i. Cox Recycling out of North English
 1. Jennings called Cox, they were more expensive and were very strict on weight limits same with LRS.
 2. Bonner will reach out to get quote.
6. New Business
- a. Consequences for outstanding dues
 - i. Past due balances from previous years will result in the loss of voting privileges and the inability to run for the HOA board.
 - ii. Money Market account - can earn more interest on current money sitting in the account
 - iii. 1.5% interest rate - state mandated per year
 - iv. Approved that members behind in dues cannot run for board
 - v. Lien on houses for now paying dues
 - b. 1 Shed Approval Request/Vote
 - i. Sanborn
 1. Voted and passed, all 16 votes
 - c. Digitize paperwork and commission to do so (\$500)
 - i. Digitizing our paperwork will allow us to easily search for documents, improve our organization, and ensure a smooth transition between board members.
 - ii. Heusing volunteered to go through the box, keep and get rid of what we do not need.
 - iii. Tabling this for another time.
 - d. Waiving of HOA dues for board members (\$500)
 - i. As an incentive for their work and commitment, HOA board members will have their annual dues waived. This benefit was previously offered and is being reinstated to acknowledge the effort required.
 - ii. This would include only the bare minimum dues, not any special assessments.
 - iii. Vote to waive current board members starting today and going forward
 1. Passed with all 16 votes
 - e. Drainage issues
 - i. Considering the significant drainage issues we've faced this year, we should revisit this topic. The incoming president can explore options and get quotes from different companies. Our HOA has sufficient reserve funds to cover this project without needing to raise dues, and we can vote on the matter at the next meeting.

- ii. Dig the ditch back in for the natural flow of water instead of drain tile
 - iii. Member suggested getting groups together to fix the solution. The HOA should not be responsible for paying for this.
 - iv. Tyler Deyo to lead North/South group
- 7. Open discussion from members
 - a. No discussion
- 8. Election of Vice President/Secretary
 - a.
- 9. Election of President
- 10. Adjournment