

Saint John's 2021 Annual Meeting

July 8, 2021

Introduced Current Board Members:

Mary Humphreys (President), Elmer Thomas (Vice-President) (not present), Pat Crowder (Treasurer), Todd Gerdes (Architectural Committee), Lisa Gerdes (Secretary)

Explained the process of electing new board members:

- St John's Community, who are in good standing meaning they are current on HOA dues, are able to nominate and vote for board members.

Treasurer's Report: Pat Crowder

- Pat explained the process of late fees and why there is a late fee of \$25.00. When a late fee is incurred, there is postage and paper expense to collect the late fee. The following is the schedule for HOA fees:

June 1 – Statements are sent

July 1 - HOA dues come due

August 1 – Late fee is assessed. If not collected, a lien is assessed

This schedule and explanation is all included in the By-laws of St. Johns.

At the time the following is the current financial information:

- Assets – 62,577.19
- 2 C.D's - Worth \$10,160, \$10,181.
- Checking account balance – \$32,584.34
- Accounts Receivable – \$9,451.21 which is HOA dues not paid, of that \$4200 are dues prior to this year.
- \$200 In undeposited funds
- At this time, have not received a bill for the staining of the new fence, so a new account has been created of \$3500 for this expense when bill is received.
- Roundabout Expense – Because of the heavy freeze this winter, pipes busted. Pipes and all items in the roundabout were torn out to gain access to the water lines and one of them actually had a car run through them. \$4600 to re-do the roundabouts, of that \$2000 was for the RPZ which is required by the City.
- Another cost saving effort that is happening is the gathering of email addresses to eliminate the expense of mailing newsletters and statements.
- With the new software that is currently being used, the Treasurer position will have a smoother transition.
- All monthly budget reports and balance sheets can be located on the Website (Files)
- At this time working on providing an on-line payment option

Architectural Committee: Todd Gerdes

- Todd opened with the reason the committee was formed, which is to help maintain the property values of St. John's neighborhood.

- He encouraged anyone with questions, comments, or concerns to send them to the St. John's email. For ex: Installation of fences which involved easement requirements and neighbor problems which could be handled discreetly.

- Concerns raised:

- A development has caused water issues with 4 different properties
- McConnell/Poteete - Cement still setting there – city needs to be contacted
- Issue concerning Outbuilding construction – Expensive to try to make them align with the CC&R. At the time, the outbuildings need to have a “similar look” along with roof line.

Activities – Pat Crowder

- Neighborhood Yard Sale was held June 4/5 another will be held in June 2022.
- December 2019 was the last Christmas event that was held which was a Drive By Santa event. Would like to do that again this year.
- October 2019. – had an Ice Cream Social – Would also like to see that happen again but need ideas, people, and help organizing.

Beautification Committee – Jackie LaMar

- Fall 2020 – Neighbors got together and planted plants around the roundabout
- Fence bids were received, and colors chosen for the new fencing that was installed
- Spring after the winter freeze, roundabout was redone
- Annuals will be planted in the Fall/Spring – have consulted with Plant Outlet
- Would like to start a program called “Yard of the Month” to encourage homeowners to work on their yards. \$25 gift certificate will be awarded to the winning yard.
- Have contacted Master Gardeners to see if they would be available to help individuals
- October/December would like to have a contest for holiday decorations

Communication Committee

- At the time there is a quarterly Newsletter
- Completing information (email, phone, address) for the database
- All minutes, Newsletters, committee reports, and financials are all posted on the SJNA Webpage

Welcome Committee – Peggy Mason and Esther Toncre

- Encouraging everyone to let them know when new people move in
- Working on a better system of being notified of new people
- When there is a new homeowner, they will receive the following:
 - A little gift, Welcome letter, map of the neighborhood (subdivisions), copy of the by-laws, copy of your phase in the neighborhood

Facebook

- This is a private place for the community
- Also used for recommendations for people to refer to
- Encouraged to communicate appropriately, otherwise post will be taken down
- You can also find the bylaws, CC&R's and plats here
- Jeremy Henderson, not present at the meeting, would like to do a Professional Page

Website

- This is a site anyone can view
- The following files can be found there:
Financials, committee reports, minutes, newsletters, contracts, current events, city sites

Overview of By-Laws

- How the Board is governed
- Covenants. – Are there to say what can and can't be done

Election of Officers:

The following board members have concluded their term or have stepped down:

Mary Humphreys, Elmer Thomas, and Lisa Gerdes

The following people were nominated:

Barbara Hagar, Jacob Smith, Mark Harris, Lisa Gerdes

After a voting process was done with members who were in attendance and good standing (HOA dues are current) the following were elected to the SJNA Board:

Barbara Hagar, Jacob Smith, and Mark Harris

Offices will be voted on at the next board meeting which will take place Thursday, August 5.