

Jordan Square Association Board Meeting 8.14.24

308 Holiday Circle, WDM

August 14, 2024

6:30 p.m.

Present: Doug Reed, Robert DeLancey, Sharla Mallett, Nnamdi Igbokwe, Jake Jacobs, Steve Gulling, Jacque Buchanan

Kaylene Steele was present with a grievance regarding the camera box which was placed on the garage next to her parking space. She expressed that the placement of the box makes it difficult to get in and out of her parking space. After some discussion we walked to that area to observe her concerns first hand. An agreement was made to have the camera box moved higher to give that area more clearance for parking.

The board returned to 308 to discuss the agenda.

The meeting minutes from the previous meeting were not read because the secretary was unable to attend.

Discussed whether anyone has gotten access to view the cameras. None of the board members have gotten access yet. Steve gave a quick demonstration on his phone how to view. There has been improved compliance with visitor parking and no known dumping from outside sources.

It was pointed out that a resident placed furniture beside a dumpster with a pickup sticker for the wrong waste company. Waste Connections is our contracted company and they purchased a sticker for Waste Management. We will make sure the signage with the phone number for Waste Connections is still on each dumpster area.

Jake has volunteered to repair the garbage dumpster surrounding fence in the front area. He and Steve will get together to see what lumber is needed to make repairs.

Steve brought up section of the chain link fence behind Hy-Vee that was destroyed a few years ago. He is going to look for the contract to check on the agreement/contract with the business association for that strip mall area. The mall association and Hy-Vee won't take any responsibility for the portion of the fence which was destroyed. It's apparent that a delivery truck most likely did the damage, but never owned up to it. Steve will check to see how the contract impacts the future of the remaining fence.

Grounds discussion - \$8000 spent on tree removal so far. Trees are dying, falling over, branches falling. Need to continue with extraction and cleanup as needed. The west hill is eroding. There are still tree stumps what need to be removed. It was discussed whether we need to plant new trees. Moles are a continuing issue. We decided we need to prioritize the eroding hillside. Steve will do some research to find the best approach and options for erosion prevention.

We discussed the consideration of increasing HOA dues. Our homes are aging so we need to be prepared. We have had 2 occurrences this year in which the underground electrical wires were worn through affecting two of the townhome units, who then were without power. This particular expense is covered by HOA funds. \$2868 for first occurrence. Another unit had leakage in the foundation requiring a crack injection - \$650. There are blacktop holes which need to be filled. There are railroad ties which need to be replaced. We need to be prepared for HOA insurance premiums increases. We need to be prepared for service increases and unexpected expenditures in the future. We want to reassess and remark the parking lines and if possible give more space to those next to the garages. After the discussion a motion was made to increase the dues by \$25 per month beginning January 1, 2025 by Doug and seconded by Robert. All in favor.

Steve's contract was renewed for 2 years. Motion was made by Doug to approve and seconded by Jake. All in favor.

In addition to the above things discussed we will present other agenda items to the Annual Meeting scheduled for September 18:

Be sure to shut overhead garage doors to help discourage attracting people from checking out your garage.

Remind people that our waste company is Waste Connections, not Waste Management. The phone number is on the dumpster.

Reminder to make sure you have home assessment insurance with your company to help pay for any unexpected assessments you may have on your home. (example, for roofing, gutters, some siding last year)

The status of unpaid HOA dues was discussed.

The meeting was adjourned 8:15 p.m.

Respectfully submitted,

Jacque Buchanan