

09.14.22 - Jordan Square Annual Meeting

Wednesday, September 14, 2022 4:38 PM

- **Establish quorum**
 - 610pm
 - Call meeting to order.
- **Recapped June 09 2021 Meeting Minutes**
 - Discussed Tree Removal and the true cost.
 - Explained reasoning and the totally number removed. Also stated that we needed to remove 1 more as it has fallen. Discussed we may need to remove further ones in the future.
 - Wall retainer
 - Explained cost associated with the correction. It was mandated by the city of WDSM.
 - Concrete replacement/fix of 300 section.
 - Work has started on getting this replaced. Plan to fix in October.
 - Reminder of dues increase Jan 2023.
- **Reviewed financials**
 - Concrete replacement/fix of 300 section
 - Roofs
 - Due to the recent storm, we have sent details to insurance to confirm the amount that they will give.
 - Once insurance is approved and determine the refunded amount we can send for Bids to determine if we can complete replacements.
 - Garbage
 - Discussed that the Waste Mgmt will not dump if its over flowed or has visible items that they will not take. If this continues, the cost to have someone take unnecessary items will be taken out of our funds. That means we all pay.
 - Please pay for the appropriate tags to take items that Waste Mgmt will not take.
 - Please be sure that you place all items inside the garbage bin.
 - Discussed the possibility of cameras to catch those who do no live around here who place their trash. Advz we would review cost, but explained that it would a lot of work to determine who lives here and who doesn't.
- **Homeowner concerns**
 - Gulling website
 - Discussed the Forms option on Gulling Website.
 - How to submit a work/repair request.
 - How to start/stop Direct Deposit.
 - Visitor Parking
 - Discussed possible options such as car tags, license registrations, community lookout.
 - Advz that we cannot control who parks there but if someone is there too long then we have the option to have them towed.
 - Advz that we will still look into other ways to regulate Visitor parking.
 - Sidewalks
 - 206 and 258 has serious issues with their sidewalks. They are dilapidated and falling apart. The board has taken note and will work with Gulling Property to see how we can get this fixed.
 - Snow removal

- Owners had concerns with how the snow removal was completed. Some feel that its not fully cleared and the salting wasn't great.
 - ◆ Advz that we told the company handling our contract to not shovel the sidewalks and to use less salt due to the additional cost.
 - ◆ Advz that if they feel the shoveling wasn't completed properly to take pics and send those to Gulling Property or let the team know while they are here.

▪ **Survey Results**

- 36 respondents.
- The Board will update the by-laws to include the updated changes that were voted. These changes are effective as of today.

- a. 94% agree to have Windows/Glass in front/back doors
- b. 50% agreed to paint/purchase any color for the front/back. Due to the majority, any color will be an option with the exception of highlighter/neon colors.
 - i. 25% said yes, but specific colors.
 - ii. Most responses said neutral tones with an addition of black.
 - iii. 25% said keep as is.
- c. 44% indicated that the storm/screen doors to stay Almond/White per the by-laws. Due to the majority, storm/screen doors will stay as is.
 - i. 33% said any color.
 - ii. 22% gave ideas of all glass, red blue, grey, tan, brown.
- d. 61% agreed to allow decks to be stained any color. Due to the majority, any color will be an option to be stained.
 - i. 25% said to keep natural colors.
 - ii. 14% stated specific colors but those colors were natural colors with the exception of red.
- e. 83% said yes to salt/sand bins. This would mean you are to help your fellow neighbor. Salt/Sand surrounding areas. The Board will work on a way to make this work without causing any problems for the residents.
 - i. 17% said allow snow removal company to handle
- f. Cleaning around the grounds came with overwhelming no at 64%.
 - i. 36% stated sure.
- g. 61% said yes to Garage Sale. We will see what rules this will include. Hoping to use the little cul-de-sac to have this.
 - i. 39% said no. .
- h. 81% said NO to wanting to volunteer for serving on the board.
 - i. 19% yes.
- i. Concerns
 - i. HOA dues was stated as a concern - feels they are too high.
 - 1) Explained that ours are low compared to other townhouses in the area. We actually need more funds to truly fix all the concerns that are given.
 - ii. Power washing the Townhouses
 - 1) Advz we are working on this too. We need to get estimates and will try to get this done next year, pending on pricing and nothing major comes up that is costly.

▪ **Association Board Volunteers**

- Candidates/Volunteers
 - Amanda
 - Doug
 - Jake
 - Jannett

- Rebecca
 - Cassidy
 - Vote
 - Owners voted for the above newly volunteered members.
- **Adjournment** - 721pm