

The Marsh Ridge HOA Board met Monday, September 12, 2022 at 7:00 pm.

All Board members were present and were joined by Liz Fautsch.

This previously unscheduled meeting was called to update presentation materials for the upcoming annual meeting. The presentation will now include an estimate recently obtained by Doug Ludwig of the new annual insurance premium that will be charged when the policy renews on October 1, 2022.

The meeting was called to order and the agenda was approved.

Jon H presented the previously approved July 31st financial statement, with updated budget figures and added clarifications, to be used for handout at the annual meeting on Sept 15th.

Old Business

- The new owners of 594 Bonita (sold by Sheriffs Sale) have now taken occupancy. Doug L contacted them regarding dues outstanding to the present and was told the dues will be paid shortly.
- In anticipation of the annual meeting, both Jon H and Joe K have been reviewing status of the repair list started during the Spring Walk-Around. Some discussion ensued regarding the need for another, or additional, handyman contractor. However, the business or individual would need to be licensed and carry insurance to meet the Association's governing requirements, and it is difficult to locate candidates that meet that criteria.
- The appreciation cards for Doug L, Craig S, and Gail S have been obtained and will be given out at the annual meeting.
- Status of the irrigation repair was discussed. The area was dug up and the repair made; the shifted curb stop was corrected. A unanimous voice vote approved the Wulf Excavating bill for labor, materials, and machinery totaling \$4,305.10.

Jenco hooked up the irrigation and is giving the fitting's seal material a day to dry. Tentatively the water will be turned on Tuesday Sept 13th. The repair cost will not exceed \$1,000 and replacing the protective edging and rock around the area will not exceed \$1,500. A Jenco cost of approximately \$2,500 plus the Wulf cost totals \$ 6,805.

Added Old Business

- Jenco presented a bill for \$5,840 for installation of edging (390 ft in the common area), remaining on the 2021 capital improvement list. A voice vote approved authorization for Erin J to pay this bill.

New Business

- Doug L had emailed the Board preliminary documents on the upcoming insurance renewal. The overall annual premium is expected to increase from \$28,330 to \$32,038 ... \$3,708/year ... a 13% increase.
- In lieu of the now available insurance increase, the Board reviewed updated proposed figures for the 2023 budget, followed by a discussion of single family and twinhome respective fiscal responsibilities and benefits.

Jon H, a single family member, suggested that it would be appropriate in the near future to undertake a historic review and current analysis of single family annual assessments, i.e. irrigation, trash collection, snow removal. The current SF monthly assessment is \$88.

- Joe K passed out an updated copy of his handout on twinhome dues broken down by spending category. The new handout included updated figures on recent capital outlays for sprinkler repair (\$4,010) and sidewalk repair (\$8,000).

Joe noted that he had obtained a bid (approx. \$25,000) from DJM Asphalt for 2023 sealing of 50 twinhome driveways. He will attempt to line up a second bid. The one driveway currently considered for replacement may get postponed to 2024.

At this time, no sidewalk repair or edging work is planned for 2023.

- The Year-over-Year 2023 annual budget was updated to include:
 - \$1,000 increase for Bookkeeper Erin Johnson
 - \$4,165 increase for Insurance
 - \$2,425 increase for Jenco (a max 5% increase on contract cap had been provided by Jenco)
 - \$2,500 increase for general repairs and maintenance
 - \$1,500 increase for trash removal (anticipated increase by new owner of collection company)
 - \$,2500 increase for utilities (primarily water)

At the last board meeting on August 15th the Board had decided not to recommend a dues increase.

After some discussion on the current financial position, the 2023 budget, estimated year end reserve balances, and planned 2023 capital expenditures, it was decided to stay with the Board's recommendation of no increase.

Added New Business

- Jenco has suggested we consider an application of a pesticide to kill grubs at the base of the trees, and a microbial bio-aeration of the twinhome lawns – both of which can be done yet this fall.

The grub killer application would cost \$800-\$1,000 and the bio-aeration would cost \$2,200 for all the common areas and the townhouse lawns.

Both of these services are outside of our contract. A voice vote was taken and unanimously approved to authorize both services for a total of \$3,000-\$3,200.

Information on the microbial aeration method can be found on the Jenco website.

- Gail updated the Board with information on Delano's recent and aggressive treatment of ash trees in City Park to control a confirmed infestation of ash borers. The proximity of city park trees to our subdivision will make an action plan for treating our ash trees a pressing concern.
- Liz updated the Board on the email and phone contact list and work being done to update resident contact information. This information is strictly for use by the Association and will not be shared with any other parties.

The next meeting will be the Annual Meeting on September 15, 2022 at 6:30 p.m. in the cul de sac on Marsh Drive.