

Jewel Master HOA Board Meeting Minutes
6.1.2020, remote, via Zoom teleconference – 6:30pm

Attendees: Chris McDevitt, Bob Nelsen, Jeff Kuznia, Ernie Thompson, Mary Jane Rasmussen, Tim Thompson, Jeff Strickland, Brent Meincke, Joe Kjelland

President: Chris McDevitt- brought the meeting to order and no conflicts of interest declared by the members present.

Minutes from February: motion to approve by Joe Kjelland, seconded by Ernie Thompson- motion carried unanimous.

Financial report (Chris): Jan-April 30, 2020: the balance in Vanguard HOA clubhouse Funds- \$1,038,123.14. YTD (May 31, 2020) an investment gain of \$17,068. Total Assets and liabilities: \$1,203,197.98. ACC escrow: \$82,823.51. Accounts receivable: \$3252.

Net operating income for the HOA is \$24,578.10 with total income \$41,872.95. Total expense for the HOA January thru April \$24,578.10 of which \$6667.00 was for Administration of HOA and ACC, HOA accounting, and rent. \$5,223 spent for insurance. Landscape/weed control/snow removal/mowing payments \$2950 to date.

Motion to approve the financial report: Ernie Thompson second by Jeff Kuznia motion carried, unanimous.

The Current Treasurer Don Grundman has resigned. Motion to appoint Joe Kjelland by Ernie Thompson second by Tim Thompson – motion carried, unanimous.

New Business

2832 Oakhurst Dr.

The city, HOA and ACC have been in contact with the owner related to non-permitted heavy equipment digging and tree removal. The city is responsible to correct the current issues, drainage and assure compliance. Future retaining wall and house building will need to be approved by the City and the ACC. At this date the owner has complied with filling the trench, clearing brush and machinery that had been on site. Site restoration follow up with the City will be done in 2 weeks.

In order to emphasize already existing documentation found on the Oakhurst and Third Addition sub associations website the board discussed additional language to the website concerning this issue. The board emphasized that adequate documentation

exists and adding would be redundant but might be prudent. An example of additional wording that was proposed is “Some Oakhurst and Third Addition lots require landscaping/ Engineering / Water evaluations before digging or building. Please check with Lake City Planning Department and the HOA/ACC to apply for the permits needed.”

Clover Court Above Ground Swimming Pool:

The home owner requested approval for a Temporary Above Ground Pool size 30 feet diameter and 52 inches height to be located on their empty lot. The ACC approved the request. Legal Counsel will create an Indemnity document to hold harmless the Master HOA and ACC to be signed by the homeowner. ACC also to notify homeowner that ACC approval was for this year only. Homeowner will need to re-apply for ACC approval next year before reinstalling the pool.

Motion by Jeff Kuznia and second by Ernie Thompson. Approved unanimous.

The ACC will create a procedure for approval of future pool requests.

Escrow Funds: updated documents (February 2020 revision) read: Escrow funds are payable by check to the Jewel HOA.

A change in policy allowing homeowner to draw needed funds from escrow to complete landscaping was discussed. The goal is to ease the burden on the homeowner. Plan: ACC will create a plan for compliance allowing funds to be released and directed to landscaper. Monitoring will be communicated to the ACC chairman by the compliance inspector.

Old Business

The Compliance Inspector weekly ride through will begin in June.

The lights at the highway 63 entrance have been replaced and paid for.

Meeting adjourned at 7:25pm

Submitted by: Mary Jane Rasmussen