



Homeowners' Association

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**MINUTES of The Grove on Kickapoo Creek HOA**

**Meeting date:** November 14, 2017

**Call to order:** A Board of Directors meeting of the Grove on Kickapoo Creek was held El Toro Restaurant on November 14, 2017. The meeting convened at 7:04 pm, Secretary Jason Eardley presiding, and Jason Eardley, secretary.

**Members in attendance:** Denise Davies, Jason Eardley, Denise Green, Jason Higdon, Ju Lee Hong, Melissa Petersen, Josiah Townsend, Amber Trowitch

**Members not in attendance:** Ric Wyatt  
Quorum established

**Approval of Prior Meeting Minutes:** Motion made by Jason E, and seconded by Jason H, to approve prior HOA Board minutes from 9/26/2017 HOA Board Meeting. **Motion Carried.**

**Officers' reports:**

Treasurer Report:

- Provided and discussed financial statement year to date. Since Owners meeting \$462.82 expenditure for mailings of owners meeting information and proxies. \$200 received for new dues.
- Discussion about snow removal expenditures in June. Explained F&W delays invoicing.
- March figures were confusing – done in QuickBooks. Report will be clarified.
- Association is short on assessment payments. It could be as high as 30 homes.
  - Next meeting we will supply a total of unpaid households, minus names and addresses.
  - Cross reference those owners with attendees of the Fall Festival
  - Jason E will ask HOA Attorney about the cost of pursuing collection actions.
  - Ask the Builders if they supply covenants and bylaws to all new owners so they are aware of their obligation

**Board and committee reports:**

None. Activities committee will be holding a meeting scheduled early 2018.

**Unfinished business:**

None

**New business:**

**Determine new Board Officers**

Voting conducted.

President – Jason Eardley

Vice President – Jason Higdon

Treasurer - Melissa Petersen

Secretary – Denise Davies

**Attorney Opinion Letter**



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- Bike rack purchase and activities committee are acceptable under the "...for the benefit of lot owners." Provision. We will ask the school if they will maintain and accept liability for injuries, however.
- Fall Bash and Easter Egg hunt also acceptable under same provision
- Providing a budget on website is sufficient, if it meets the time deadlines.
- Annual audit by independent auditor is an option, but not required if board "make available for review to all members an itemized accounting of the common expenses for the preceding year actually incurred or paid, together with an indication of which portions were for reserves, capital expenditures or repairs or payment of real estate taxes and with a tabulation of the amounts collected pursuant to the budget or assessment, and showing the net excess or deficit of income over expenditures plus reserves." Board will add independent audit or review to next agenda. Bids being pursued by firms.

**Draft 2018 Budget**

- Draft budget was posted to Grove website. 3% inflation added after estimating costs and revenue from prior 2.75 years. Final budget was determined and will be posted on Grove website.

**Bids on contractors and services**

- After discussion, it was determined that snow removal, irrigation system, insurance, tax preparation, attorney did not require bids. Due to cost and value of service.
- Lawn contract will be expanded to berms on county road. Bids will be acquired by Jason Higdon from Grieder's, F&W, Bella, and another contractor. Voting will be on next meeting agenda.

**Independent Audit or Financial Review**

- Will be added to next meeting agenda for vote to approve.

**Private Drives**

- Jason Higdon will inquire with City of Bloomington to re-annex the two private drives. We are currently responsible for snow removal and maintenance.

**Adjournment:** The meeting was adjourned at 8:26 pm.

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Jason T. Eardley  
President for the Secretary  
Board of Directors  
The Grove on Kickapoo Creek HO

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1/17/2018  
Date of approval (next Board Meeting)