



Homeowners' Association

MINUTES of The Grove on Kickapoo Creek HOA

Meeting date: January 17, 2018

Call to order: A Board of Directors meeting of the Grove on Kickapoo Creek was held El Toro Restaurant on January 17, 2018. The meeting convened at 7:03 pm, president Jason Eardley presiding, and Denise Davies, secretary.

Members in attendance: Denise Davies (Secretary), Jason Eardley (President), Denise Green, Melissa Petersen (Treasurer), Josiah Townsend, Amber Trowitch

Members not in attendance: Ric Wyatt, Ju Lee Hong, Jason Higdon (Vice President)
Quorum established

Approval of Prior Meeting Minutes: Motion made by Josiah, and seconded by Melissa, to approve prior HOA Board minutes from 11/14/2017 HOA Board Meeting. **Motion Carried.**

Officers' reports:

Treasurer Report:

- Provided and discussed financial statement for 2017.
- March financials discrepancies appear to be resolved, likely a cell error in the spreadsheet posted on the website in November by Jason E.

Board and committee reports:

Activities Committee Report

- No Fall Bash this year

Unfinished business:

1. Association is short on assessment payments.
 - a. We are currently at 80% of owners current on paid assessments.
 - b. Could not cross reference those unpaid with Fall Bash attendees.
2. Jason E will ask HOA Attorney about the cost of pursuing collection actions
 - a. \$200 per hour fees. We are not going to pursue this action at this time.
 - b. We will include in the dues assessment letter a copy of the section of the covenants that states if legal action for collection is pursued by the HOA, and successful, the owner would be required to pay the legal costs of the HOA.
3. Jason E asked the Builders if they supply covenants and bylaws to all new owners so they are aware of their obligation.
 - a. Rave does, Armstrong informs new owner where they are located
4. Grounds mowing bid (**Still Open**)
 - a. Amber will pursue competitive bids from Greider (current contractor), F&W (current snow removal contractor), Bellas, Changing Seasons, Prairie View and report at next meeting.
5. Third Party Audit or Financial Review (**Still Open**)
 - a. No bids were provided. Motion made to postpone until next meeting made by Jason E, seconded by Denise D.
Motion Carried.
6. Bicycle rack discussed. Item is closed.
7. Private Drives (**Still Open**)
 - a. Jason Higdon will inquire with City of Bloomington to re-annex the two private drives. We are currently responsible for snow removal and maintenance.



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New business:

1. Assessment Letter and collection for 2018
 - a. Letter scheduled to be sent by March 1st in the same format and content as prior years.
 - b. Will include exact quotes from covenants regarding late payment penalty that will be applied this year and owner payment of successful HOA collection legal fees. Letter will be circulated to board members to ensure the contents are accurate in February.
 - c. Motion made by Jason E for UPS to print, stuff, label, stamp, and mail letters for approximately \$500 as opposed to Board conducting these activities for a comparable cost. Seconded by Melissa. **Motion Carried.**
2. Fence concerns and map
 - a. Fence map on the website was inaccurate. It specified white vinyl privacy fences along Ireland Grove, which is not what the covenants state. The covenants are the legal documents, and the map has been revised on the website to accurately reflect their language.
3. Hot tubs and pools fencing requirements
 - a. Denise G raised that there is at least one hot tub that does not have fencing surrounding it.
 - b. Jason E will send a letter to the owner with the assessment letter if it is determined that elevated hot tubs require a fence.

Next Meeting Scheduled for April 4, 2018 at 7:00 pm. El Toro informed us they will charge \$50 per hour to use the back room, but not in the main dining area. Location yet to be determined.

Adjournment: The meeting was adjourned at 8:11 pm.

Secretary
Board of Directors
The Grove on Kickapoo Creek HO

Date of approval (next Board Meeting)