



## HOA BOARD MEETING

January 15th @ 5:00pm

President: Shane Koehler

1st Vice President: Stuart Wall

2nd Vice President: Dwayne Free

Treasurer: Louise Schweigert

Secretary: Heather Scott

Meeting was started by Shane:

Financial - led by Shane

- 1) Updating with the State: Secretary of State does not require any payments
- 2) Money Market balance will be moved into 5 separate CD's
  - i. Staggered every 5 months
  - ii. To be renewed every 5 months
  - iii. 1/5 of the money will be available to us to use
  - iv. It will earn approximately \$100 a month vs. the current return of \$19 v.
  - Penalty for drawing money out will be 90 days of interest
  - vi. There are waivers for emergencies
  - vii. This will be done under Shane's name, and the board will sign off around the 15th every 5 months.

Louise asked where we could see these accounts because she is not able to view them in our other accounts. - Shane is going to investigate making those available.

### 3) Flock

The bill went from \$1500 a month to \$1800 a year. Questioning the cost / effectiveness of it since it's such a big part of our budget.

- a) Stuart brought up the fact that there is a FLOCK camera on East Cherokee right before the entrance to the neighborhood.
- b) Stuart has a cheaper product we could use. Power supply and set up around \$1200.
- c) Shane wants to call FLOCK and see if they will discount the bill.

- 4) Dwayne is requesting all the bank information and accounts since his name is now associated with it.



Landscaping - led by Dwayne

- 1) Dwayne formed a Landscaping Committee including Kathy King, Jacques Mayer, and himself.
- 2) Mohawk (our current company) terminates at the end of the month. The committee is not in rush to replace them until Spring (around May)
  - a) If the grass looks like it needs to be cut in April, Dwayne has volunteered to take care of it.
  - b) Dwayne also said he was going to look for volunteers to do trash pickup. c) The Landscaping Committee will also be taking care of the mulching and pine straw.
- 3) Dwayne and the Landscaping Committee proposed a 5 Year Plan for the neighborhood and provided a printout.
  - a) Immediate need:
    - i) Light Repair: There is a live hot wire on the ground - definite safety hazard and two broken lights. The committee received 2 quotes on the repair. The best quote was \$1825 to bury the line and to have 1 central light shining on the sign with outlets on it for the Christmas lights.
    - ii) Prune the Holly at the Entrance: Kevin / Mohawk?
    - iii) Picnic Tables in the park - Jon Gray with assistance will flip the tables for prolonged use
    - iv) Trash Pickup
    - v) Add pine straw
  - b) 2025
    - i) New Landscaping company with a start date of May 2025
    - ii) Remove large crape myrtle at the entrance
    - iii) Seasonal color
    - iv) Additional Entrance Enhancements – pruning
    - v) Protect Native American Marker Tree - Kathy King - possible signage (Kevin Scott)
    - vi) Inspect Irrigation & Program - water bills have been high. Dwayne shut off the water in December.
    - vii) Host Workdays - first work day hoping to be mid to late February viii) Forestry Mulching - to get the trails cleaned out and then volunteers to maintain them.

- 1) 1st quote: \$1925 / 11 hrs of work to clear the first section of the walking trails.
- 2) The question of what it would take to maintain them. Dwayne thinks some Round Up and maybe a workday or two.
- 3) Concern was raised about not having enough volunteers.



c) 2026

- i) Add 2-3 small trees in the park
- ii) Park Enhancement
- iii) Remove Playground
  - 1) Concerns were raised about the safety of it and does it need to be moved to 2025 Needs?
  - 2) The question of what to do with the playground was raised: Do we list it on Facebook Marketplace? Do we dismantle it and take it to the dump?
- iv) Add Pine Straw
- v) Trail Signage
  - 1) Move to 2025
  - 2) Kevin Scott has been volunteered to make the signage for the park, trails, and possible Native American Tree Marker in exchange for the old playground. Kevin Scott will dismantle it and remove it.
- vi) Seasonal Color

d) 2027

- i) Add 2-3 small trees to the Park
- ii) Add seating on the trail
- iii) Pickle Ball Court or Disc Golf
  - 1) Something to be added to the already present basketball court
- iv) Create All Accessible Ramp type entry at the park
- v) Add pine straw
- vi) Seasonal color

e) 2028

- i) Perennials for the park
- ii) Add 2-3 small trees to the park
- iii) Add birdhouses
- iv) Add pinestraw
- v) Remove Juniper at the front entrance
- vi) Bridge Replacement in the park
  - 1) Possible Eagle Scout program for someone
- vii) Seasonal color



f) 2029

- i) Mulch Trails with Chips from tree companies
  - ii) Repaint the street signs
  - iii) Install Park Sign
  - iv) Add Pine straw
  - v) Forestry Mulching Part 2
  - vi) Seasonal colors
  - vii) Replacing Mailboxes was a suggested addition
- 4) After the 5-year plan was discussed, Dwayne asked if the board approved of:
- a) The electrical to be repaired at \$1800.25 - Board said yes
  - b) Forestry Mulching at \$1925.00 - Board said yes
    - i) Dwayne said that he was going to speak with the homeowners that back up to the park and get their approval.
    - ii) Dwayne would also like it announced on the website to deter any confusion from other residents.

Website

- 1) Stuart suggested that he publish the 2025 Budget to the website.
- 2) Jacques Mayer (Landscape Committee) provided some landscaping tips to be helpful to the Copper Ridge Residents. Shane asked if he could post those to the website.
- 3) Someone also suggested adding the landscaping 5-year plan to be added to the website.