

Homeshire Condominium Association
Meeting Minutes
March 15, 2017

Call to Order

The meeting was called to order at 7:00 p.m. In attendance were Board President John Andesilich, Board Secretary Kathy Juergens, Board Treasurer Lauren Ukman, DNI Property Manager Michelle Begnaud and Ward 3 Alderman Matt Swanson. There were also three homeowners present along with James Henry from Natural Lawn & Landscape.

Approval of the January 17, 2017 Meeting Minutes

The January 17, 2017 meeting minutes were approved as written.

Financial Update

Michelle provided an update on the Association's financials. The Association went over budget on Postage, Printing and Supplies due to mailing the meeting notice and notification of work to be performed by Terminix. She reported there are two CD's that will be up for renewal; one in June and one in August.

John stated that he had a lot of misconceptions about what the monthly assessment really covers. He had the idea that you buy the condo, own the inside, not the outside and you pay dues for lawn mowing and driveway/sidewalk snow removal. However, since being elected to the Board, he found out where the money actually goes. In an effort to educate homeowners, he presented two graphs illustrating a breakdown of what the monthly dues actually cover. Due to some prior neglect on the property, the Board voted last year to raise the monthly fee an additional \$10 a month to avoid spending money in the reserve account to make some much needed improvements throughout the community.

Lawn and Landscape

John introduced James Henry of Natural Lawn & Landscape, the Association's new landscape and snow removal company. After reviewing the property, he noticed the poor condition of the grass and the lack of weed control. James stated they will blanket spray for weeds on their first visit as well as apply a pre-emergent. Six pre-emergent treatments are scheduled which include weed sprays. Mr. Henry stated that we will not see an immediate reduction in weeds as it will take some time. Weeds will also be treated each time they come out to mow. If there are any concerns with the work, he urged homeowners to contact the property manager and he will do his best to address any concerns. He has set up a regular maintenance program for Homeshire and stated that additional work can be included for an additional cost as directed by the Board.

In response to a question, Mr. Henry stated that children and pets should be kept inside for 10 minutes after the lawn is fertilized. Once it is dry, there is no danger to children and pets.

Kathy expressed in interest in adding aeration, overseeding and edging around the beds.

Old Business

- Garage Door Trim and Shutter Painting Projects – The painter’s father is on hospice but he expects to begin painting shortly.
- Pest Control - Terminix installed their system on February 20. Termites will take the bait back to their colony and it will destroy the whole colony. Bait stations are monitored monthly and the Board will receive a monthly report. The cost of the new system is comparable to the previous service.
- Trash Can Issue – Several residents continue to leave their trash cans out all the time. The Board is compiling a list of repeat offenders and action will be taken in the near future. The Bylaws prohibit trash cans from being left out all the time and the Board plans to send out letters to the offenders before imposing fines. There was further discussion on acceptable places to store trash cans. The issue will be discussed further at a future meeting.
- Status of Amendments for fences and limitations of number or rental units – The Association has a new lawyer and these amendments will be forthcoming in late April or early May.
- Out of compliance Garage Door – to be discussed at a later time.
- Tree Trimming – This will be turned over to the Lawn Committee.
- Draining issue for Building 6 (136-142 Homeshire Drive) – There are several other drainage problems the Board would like addressed at the same time. Natural Lawn and Landscape will provide a bid for all the work. After the drainage problem has been alleviated at 136-142, the Board will address the foundation work inside the units.

New Business

- Roof and siding repairs from recent high winds – There was extensive discussion regarding the life expectancy of the roofs and the feasibility of replacing shingles versus replacing the whole roof. Quality roofing estimated that the roofs should last another 12 years. John explained there is a \$5,000 deductible for each building. Bids for repairs throughout the entire community were well under \$5,000 so an insurance claim was not filed. The Association does not currently have enough money in reserves to replace all the roofs at this time. The homeowners residing 150 were insistent about obtaining an inspection performed by a “certified roofing inspector” and stated that they will hire an inspector on their own to evaluate their roof. Michelle indicated that the cost of the

Association's insurance would increase significantly if the Board filed a claim even if it was denied.

A homeowner stated there was damage to the siding at the front of 134 and 136. The Board approved the bid from Quality Roofing for roof and siding repairs and will include the siding repairs at 134 and 136.

There was some discussion about the previous lawn company damaging the downspouts. John stated that he would look into the matter further.

- Lawn, Landscape and Grounds Committee, Architectural Review Committee – The Board would like to enlist interested homeowners to participate on one or both of the committees. The committees will be an advisory group to the Board. The Lawn committee would critique Natural Lawn and Landscape's work, look into having the trees in the community evaluated, submit ideas on ways to improve the common ground circle on Homeshire Drive and to research various ways to make the community better. The Board would like to install a monument sign at the entrance and the committee could be involved in the design process. The committee could also organize volunteers to perform work around the community.
- Mailbox Repairs – The address plate at 140 was missing. Previous replacement address plates were purchased from Florissant Iron Works, however, they are no longer in business. John ordered a replacement from an online company for \$50 and he volunteered to install the plate.
- Prepare Rules and Regulations Handbook – The Board intends to prepare a Rules and Regulations Handbook that will highlight specific rules and regulations taken directly from the Indentures/Bylaws. The handbook will be made available to all homeowners and tenants.
- Pet Clean Up – discussed possibly installing pet waste dispensers.
- Transition to SMG – The Board announced that as of April 1, Smith Management Group will become the new property managers for Homeshire. The transition has already begun and homeowners will receive a mailing from Smith by the end of the week. The Board thanked Michelle for her outstanding service and wished her well.

Open Forum

The homeowner at 150 stated she called DNI and left a message for Michelle to complain about her neighbor's dog being kept on a tether. The owner does not clean up after the dog and the grass is worn in a pattern because the dog is tied to a tether, which is against the Bylaws. For some reason, Michelle did not receive the message. Michelle stated she

will look into the matter and will send a warning letter to the homeowner at 148. Alderman Swanson offered some suggestions on how to handle the situation.

The board gave the homeowner at 150 permission to replace a dead bush located next to their garage.

Adjournment – The meeting adjourned at 8:15 p.m.