

Applewood Heights Homeowners Association, Inc.
Board of Directors Meeting
Monday, May 12, 2025, 6:00 p.m.

Minutes of the meeting

Members present: Jason Odom (president), Paul Schoomaker (Vice President), Scott McIntyre (treasurer), Mark Sand (secretary), Preston Badeer (member at large)

Also present: Robyn LaMar (HOA Manager)

The meeting was called to order by president Jason Odom at 6:10 p.m.

I. Review Minutes of the March 31, 2025 Board Meeting

It was moved by Paul Schoomaker to approve the minutes of the March 31 meeting and seconded by Jason Odom. The motion passed by a vote of 5-0.

II. Review Financial Reports

There was initial discussion of the process of moving our Ameriprise accounts to US Bank, but that was put on hold until item III.c. scheduled for later.

Treasurer Scott McIntyre had a few notes on the financial report included with the agenda. It was moved by Paul and seconded by Jason to approve the report. The motion passed with a vote of 5-0.

Robyn reported that approximately 32 owners have not yet paid this year's dues.

III. Old Business

(a) Covenant Violation Status

Lot 270 at 10511 Polk St: we need to confirm that the earthen dam is still in place, then we will be ready to place a lien on the property for its non-removal.

Lot 272 at 10423 Polk St: the owner says the dog shelter has been removed, which needs to be verified by Paul.

Lot 147 at 6303 S 104th St: Paul will verify again that the violation of cars being stored in the driveway still exists.

Lot 259 at 6632 S. 107th Circle: Mark Sand has verified that the trailer is still sitting outside the garage and looks as though it has not been moved for a long time. Mark moved to begin the process of assigning a weekly fine for non-compliance, which was seconded by Paul. The motion did not pass, as Mark and Paul voted in favor, Jason and Scott voted against, and Preston Badeer

abstained.

A long discussion ensued over the use of the current covenant enforcement rules and if they are working as intended. Some points made by Board members were:

---Could we include a face-to-face chat with the alleged violator in the process?

---We would need to have two Board members meet in person with someone so that we don't get different stories from the two sides.

---It would be best to insure that the process is people-centered and not violation process-centered.

---Stated another way, what is the goal of the covenant? Is it to be respectful of neighbors, or to protect property values, or the look and feel of the neighborhood, or some other goal?

---The Board should not get involved in a dispute that is solely between two neighbors.

---At this time, a larger percent of homeowners in the HOA would be interested in eliminating the covenant than was the case 10 or 20 years ago.

---The covenant was established in the early 1980s because the developer wanted to keep this neighborhood better or nicer-looking than an entry-level development.

---Since the vote on Lot 259 failed, Jason and Paul will visit with the homeowner to find out more about the trailer issue and come to some solution.

(b) New HOA insurance

Since American Family Insurance, our previous insurer, no longer insures homeowner associations, Robyn LaMar got a liability-only quote from Auto-Owners Insurance and Mark got a liability-only quote from State Farm Insurance. These were shared and compared on email in the days after the previous meeting. Preston moved to accept the Auto-Owners proposal, and this was seconded by Mark. The motion was approved on a 5-0 vote, with the vote carried out by email. Thus, our liability as an association is now covered by Auto-Owners Insurance Company, and the fence and monuments are no longer covered by insurance.

(c) Continue discussion on moving the Ameriprise account

After a short discussion, it was agreed that keeping all our funds in a local bank would be the most prudent plan for the future. Scott moved that he transfer the money market and CD accounts from Ameriprise to US Bank as they mature at Ameriprise. This process will take several months. This was seconded by Jason and approved on a 5-0 vote.

IV. New Business

(a) 108th and Madison entrance

The damaged tree at the 108th and Madison Streets entrance has been removed. Now, some entrances have trees and some do not. Paul suggested that we have two trees on each of the entrance islands. There was a consensus that waiting to the fall would be a better time to plant trees and give us time to think about the type of trees we would like to have there.

(b) Perimeter fence and post repairs

Paul has done a survey of the entire fence, finding 15 broken posts; 10 are the main posts between sections and 5 are the smaller posts in the centers of the sections. These are all rotted at the base and could be blown over by another wind storm like we had last July 31.

Preston moved to get bids on both replacement of these broken posts and repairs to their bases. Paul said he will contact the company who has worked on the fence most recently, and he also knows how to splint each post to secure it at the base for a simpler and cheaper solution.

V. Schedule next meeting

The next meeting was set for July 7 at 6:00 p.m., at Jason Odom's house

VI. Adjournment

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Mark Sand
Association Secretary