

**Applewood Heights Homeowners Association, Inc.**  
**Board of Directors Meeting**  
Thursday, July 31, 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 6:04 p.m.

*I. Review Minutes of the May 12, 2025 Board Meeting*

There was a correction to Section III (a) in the minutes of the May 12 meeting. In the last line of that section, the names "Jason and Paul" should be changed to "Jason and Preston." The amended minutes were then approved on a motion by Scott McIntyre, a second by Paul Schoomaker, and a vote of 5-0.

*II. Review Financial Reports*

Treasurer Scott McIntyre stated that some of our money has been moved to US Bank. We have about \$67k in savings and about \$23k in checking there. With a balance of over \$50k we can have a Platinum Money Market account that will gain much higher interest. The two CDs at Ameriprise, totaling about \$58k, will mature in September and February, and those amounts will then be moved to US Bank.

There was a question about the number of HOA lots that have not paid this year's dues. HOA Manager Robyn LaMar stated that 14 lots are not paid for the year, but 2 of those are in the process of paying. This is typical, as there are usually 11 to 18 lots still unpaid in July. There are 4 lots that are long-term nonpayers.

It was moved by Jason and seconded by Preston Badeer to accept the financial report, and this was approved on a 5-0 vote.

*III. Old Business*

(a) Covenant Violation Status

Lot 270 at 10511 Polk St: the earthen dam is still in place, so we are ready for the next step in the violation process.

Lot 147 at 6303 S 104<sup>th</sup> St: it is verified that the violation of cars being stored in the driveway still exists.

Lot 259 at 6632 S 107<sup>th</sup> Cir: the trailer is still stored outside on the property, although it is now in the side yard instead of in the driveway. Preston had planned to meet with the homeowner about this, but has not had a chance to do so yet.

Lot 78 at 10350 Z St: there was a complaint that the lawn and bushes are both overgrown and nothing is being done by the owners or renters to maintain the yard. Some thoughts about this case were:

---Should we talk to the renters there to find out who is responsible for the upkeep of the yard?

---Can the city take care of this instead of us? An ordinance states that grass and/or weeds higher than 12 inches violates city code and, after a warning, the city will mow the property and bill the owner.

---Should we send the usual letter asking the homeowner to take care of the problem and see what sort of response we get?

It was suggested by Paul that we take this last action, notifying the homeowner of the violation and asking that it be taken care of in the next 14 days. All agreed that this should be done.

(b) Ameriprise Account / CD Investment

All agreed that the US Bank Money Market Account should be moved into a Platinum account to take advantage of the higher interest earned.

*IV. New Business*

(a) Fence Replacement

Fence replacement seems to be getting more urgent, as parts of it are getting weaker and looking bad. Jason has had a fence installed recently, using 4×4 hollow metal posts with wood cross members and wood panels. We all found it reasonable to consider both wood and metal posts for the border fence. Paul has walked the length of the fence and said that the section from 102<sup>nd</sup> Street to 104<sup>th</sup> Street is in the worst condition. Scott and Mark will work together on getting bids for removal and replacement from several companies.

(b) ACC Re-organization

Jason, as Chairman, has appointed himself to be on the Architectural Control Committee. He wants the ACC to be reduced to three members, and asked for volunteers from the current ACC. Kevin Brennan and Andy Raczynski have volunteered to continue on the committee.

Paul noted to Jason and all the Board that every Board member has a responsibility to promote the betterment of the organization above promoting

his or her own betterment. Thus, if a request to the ACC is connected in any way with one of the ACC members, that member must recuse himself or herself when voting on that request takes place.

(c) Swag for new homeowners

Scott still has the extra items that were door prizes at the Annual Meeting in March. He had purchased many pens, 15 mugs, 25 multi-tools, and 25 flashlights. We gave away five of each of the larger items at that meeting.

It was agreed that we would give a few pens and one of each of the larger items to each new family that joins our HOA. There was some discussion of how far back to reach when finding the most recent new homeowners, but no consensus was reached.

(d) Block Party

Just as a point of information, Jodee Fuller has let us know that she and a group of homeowners will have a block party on Friday, September 5 from 6:00 to 9:00 p.m. at the intersection of 102<sup>nd</sup> Ave and Z street. All are invited.

V. *Schedule next meeting*

The next meeting was set for September 18 at 6:00 p.m., at Scott McIntyre's house

VI. *Adjournment*

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,  
Mark Sand  
Association Secretary