

**MAJESTIC OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 2, 2021**

CALL TO ORDER:

The meeting was held outside at 3210 Majestic Oaks Drive. The meeting was called to order at 7:06 pm. The following Board Members attended:

- Shel Bernstein, President
- Nick Benhart, Vice President
- Jeff Sharko, Secretary
- Ryan Light
- Jim Sitta
- Jerry Krusinski
- Beth Black
- Greg French

Also attending:

- Mary Olsen from Olsen Accounting & Business Services, Inc.

Not in Attendance:

- Paul DeMoon, Treasurer

MINUTES FROM PRIOR MEETING: The minutes from the prior meeting were reviewed. Jim Sitta made a motion to approve them, and Beth Black seconded.

TREASURER'S REPORT:

1. All prior year Homeowner Assessments have been paid, except the two noted below:

Lamz \$3,265.96

Henry \$925.00

2. Also presented was the Balance Sheet as of May 31, 2021 which reflects cash assets of \$43,715.37. This amount consists of \$22,196.36 in the checking / savings accounts and \$21,519.01 in a Certificate of Deposit.

3. Included in the financial packet were the Profit & Loss vs the Prior Year, the Profit & Loss Budget vs Actual, bank statements and various other reports.

OLD BUSINESS:

The Board decided that the annual dues will be increased to \$375.00 for the year 2021/2022. Nick Benhart drafted a letter to notify homeowners of the increase. This letter lists Association accomplishments and projects that need to be completed in the future, including the following:

- Tree replacement
- New landscaping and replacement of landscape lighting
- Sprinklers added to the front entrance
- Repairs to the front walls at the main entrance
- Aerators added at the retention reservoirs
- New mulch and edging to be installed in June 2021
- Repairs / improvements required by the city (retention improvements)

This letter will be sent with the annual assessment letters, which will go out by June 15, 2021. Assessments will be due by July 15. We will also provide homeowners with self-addressed stamped envelopes for their dues payments.

After review of the mailbox concept, we made a decision that the mailbox replacement requirement does not work. However, we will include a flyer with the annual assessment letter referring homeowners to Gemini Box company for replacement mailboxes.

LANDSCAPING:

- Lawn Boyz -We are no longer paying their bills until the cul-de-sacs are done and the back retention area has been mowed.
- We will hire Hugo to mulch 33 trees along the parkway. Mulch was quoted at \$5,300 for the front entrance and along Kirk Road. We will also have Hugo go forward with edging the trees. We are waiting for a quote.
- We will ask Hugo for a new insurance certificate. Beth will check and make sure we got it. We are no longer having him do much work, but he still needs to furnish it with the upcoming work.

- We are doing our own pond treatment: We are using dye packs to kill out weeds /duck weed. But we would like the cost to go even lower, down to \$200 to \$300 per year.
- We need our grate to be cleaned. It needs to be removed and cleaned out. We need to find a vendor for this project.
- We also would like to plant some annuals.

NEW BUSINESS:

There was discussion of the State Farm Insurance policy costs, but it appears we will retain the policy for now. We have coverage for Directors / Officers, and we currently have an umbrella policy as well.

It was suggested to add signs that say "No Soliciting" at both entrances, and to add several signs for "Pick Up After Your Dog". We would like nice smaller signs with the Majestic Oaks logo. The thought is to do three or more "Pick Up" signs, but we will investigate the best number to order. Both of these signs would benefit the neighborhood.

There is one open lot where items are being "dumped". We may need to prepare a letter to deliver to the homes surrounding it. Jim has a copy of an old letter we may use. Or we could ask Keim to take better care of his lots.

Update on Lamz - On January 21st the home went to a Sheriff sale and was purchased by an LLC. Lamz is still living in the home. We did not do any motions or liens on Lamz, and we need to write off the debt. We also did not provide an assessment letter before the sale to the LLC.

Going forward, if homeowners do not pay their assessments within 18 months, we will begin the lien process.

We provided a list of all current homeowners for Scott to use in updating the list on the website.

REMINDERS:

BOARD MEMBERS: Looking for new members!

We still would like to have a few residents step forward to become Board members. We expect some turnover. PLEASE come to **any meeting**

shown below at 7pm. We would hate to have to hire a management company.

List of Future Board Meetings - 2021:

September 16, 2021 (Thursday)

General email address: Board@majesticoakshoa.org

WEBSITE:

The Majestic Oaks website is available. Some Board minutes are posted there, along with news items, photos and other useful information. Please keep up to date by reviewing it:

To view: majesticoakshoa.org
Click on the "Members" tab at the top right
Password is **majesticfox**

ADJOURNMENT: The meeting was adjourned at 8:24 pm.

EXECUTIVE COMMITTEE: Executive committee did not meet.