

Colonial Acres Phase V Minutes January 10 2024 Meeting

Meeting Opened 1:02 pm

Attended by Gloria P., Mike G., Judy S., Judy K., Katy K., & Stacy K., Paul Z.,

Called to order 1:02 pm, requested phones be silenced.

Pledge of allegiance

A reminder was made to comment after board discusses item. Members need to be recognized to speak.

Management report given by Paul Z. Due to better weather during December, the last buildings were painted. That work is completed for the year. The snow removal budget is down because of our lack of snow, subject to change as weather changes. Goose egg removal is guided and protected by the DNR. Paul has taken the class on egg removal and will let us know when he needs help rounding up eggs and nests. The pool permits have been ordered. Financial report given by Stacy K. We need a copy of the first page of the financial report for the members at each meeting. There was much discussion about the increase in association fees. The original discussion was had by the board at the previous meeting, a pie chart was designed by Stacy and distributed at the previous meeting which did a nice job of depicting what rates went up and why they needed to increase. We decided to start our raise of \$40 February 1st. At that time the tax bill can go out and we will save money on postage with one mailing for both sets of information. All those who have paid their \$40 will be credited.

Old Business

- *Judy S. brought up a program that she knew about from a previous job of goose removal. Due to the lifespan of geese it's probably not a viable option. Getting rid of the eggs will stop geese from returning to the place where they were hatched. Judy will follow up on the cost of the removal of the geese. Denise S. will also check into that program. When the program is done and Paul is certified he will let us know the dates for the egg hunt and if you're interested please come and help.
- *In regard to building 71-4, an empty unit, Paul T. inspected inside the unit for water leakage and mold, he set up an alarm to alert if the temperature should drop making it more probable to have frozen pipes.
- * Water usage was not reviewed by Judy S. as information just received today January 10th.

*Key cards will be replaced if lost for the cost of \$25.

*Late fees have increased for your association dues that are due by the 10th of each month. If you do not pay by the 10th a.m., a \$25 late fee will be charged on the 11th. If you haven't paid by the beginning of the next month, the fee is \$50, and by 59 days you will be charged \$100 and legal filing will be assessed at your expense.

New Business

The clubhouse responsibilities were discussed in terms of the furnace filter and the salt deliveries. The clubhouse committee was present at the board meeting and will discuss it at their next meeting.

No parking in the clubhouse parking lot. There is not enough parking for rentals. And as for snow removal, they usually start with the clubhouse because there's no one there. And then work their job way down heritage boulevard.

Board issues

Judy K. brought up any taxes for schools does not affect Colonial Acres Phase V as we are considered a homestead.

Member issues

Denise S. made two informational statements: first, after checking into having the road Heritage Court redone in a matter that the city may or may not take over as a main road has informed us that it would require total removal of the road as it was not put in right. It has to be ripped up, soil tested, the base needs to be redone all to a total of over a million dollars. And then there is no guarantee the city will still take it on. Second, relocating the geese is only temporary relief. The goslings they produce will come back here to reproduce again and again. The best way to decrease their numbers is to clean out their nests, they can live up to 26 years.

74-5 would like a report on an empty unit to be presented to the board or from the board to the members regarding mold in the empty building in her six pack. Paul has checked this unit and reported that it's fine, but maybe we need a written report?

In regard to the clubhouse being used for real estate closing and us being paid for the real estate people using it. That will not happen. The clubhouse belongs to the members who are selling and to the new members who are buying, why would they be charged for something they already have paid for or are in the process of paying for. However, we should probably not have closings during yoga classes due to the noise level and possible disruption. It might work if we cleaned out one of our storage rooms and made that into an area for closings to take place.

A member is asking if Phase 1-4 may be included in our clubhouse activities. The answer has been talked about many times in the past, they are always welcome to come here and be invited by our members and Phase V. However, for them to be able to come and use our clubhouse they need a key to get in, we can't outfit phase 1-4 with keys, not cost effective. So, they may come as a guest.

A member asked why trash collection is later in the day. I know they are short-staffed and I'm sure that has something to do with it. You're welcome to call GFL and ask them.

Meeting closed at 2:25 p.m. after a motion by Mike and a seconded by Judy.

Submitted by Kathy Kay

FROM THE BOARD

We made it through our first snowfall of the season. I was impressed how well it went with Members & Lewis Brothers. We have not had such a major snow in a couple of years. All of our roads got plowed, sidewalks blown/salted, & cars moved. Our roads were in better shape, even the next day, than the major roads & highways. Lewis Brothers came back many times, even during the night, to keep-up with the blowing & drifting snow. Thank you all for getting out in the freezing weather and not only cleaning off your cars but helping your neighbors. This is the true meaning of a co-op, when we help each other. Our Court yard looked like a block party with a few members going from car to car getting all the snow off. Unfortunately, we live in an independent community and as we age the moving of cars is more difficult, thank everyone who went above & beyond to help neighbors!

Please read below so you understand why we are locked into a Land Lease with the developer and his family with the 99-year lease. Every few years new Members question why we can't get out of it. It has been investigated through the years by many Boards & attorneys in Phases I thru V. There are several other co-ops in this area that are stuck with these leases.