Annual Homeowner’s Meeting

September 20, 2018 6:00pm

Fire Station Kimball and Denison

Call to order: 6:00pm by Patrick Mesa

* Introduction of Board:
  + Patrick Mesa: President
  + Becky Plummer: VP
  + Helen Matthews: Board Member (Absent)
  + Cathy Harman: Secretary (Absent)
  + Rebecca Adams: Treasurer Consultant
  + Mark French: Maintenance Consultant

Pond Overview:

* Removed 100 dump truck loads of silt in an effort to reduce algae growth
  + The algae is more active when the pond is shallower
* KSU biological engineers are working on identification of new, green, pea-like algae and correction of it
  + 5 students will be working on the pond this year as their capstone project
* Aquaspheres were purchase at $94/ball and treat the pond once per year
* Fountains had been entertained at one point in time
  + Constraints of fountains
    - We have to run electricity and pay for it
    - Needs to be wired –solar was attempted and not nearly strong enough to make a difference and damage was created by neighborhood kids, requiring a lot of maintenance
* If the algae is too out of control, manual movement of it with a boat is possible but costly
* The best options are:
  + KSU monitoring and testing
  + Dredging
  + Adding of natural nutrients
    - Natural are more expensive but won’t affect the fish
* Grass carp are in the pond
  + They will only eat algae as a last resort
  + They are sterile so the pond is not overrun with grass carp
* The state stocks the pond with fish
  + Pond is shut down for fishing from Oct. – Mar.
  + Fishing guidelines are provided by the state
* City Involvement in Pond:
  + Will not put up a trash backstop – they don’t want the liability
  + We are trying to get the city to concrete the entrance at Northfield and Butterfield for weed control

Neighborhood Improvement:

* Question was raised about putting in a playground on one of the lots
  + A walking trail around the pond, an east side community shelter and park benches have all been considered, but no great response from homeowners on preferences
  + We would need to review insurance policy for a playground and potentially adjust it

Declarations:

* Sending out a declarations cheat sheet so all homeowners get a refresher on rules
* 315 properties and 224 homeowners in the PLHA
* Fences are regulated by the city codes
* Reporting of weeds is best sent to the city
  + They can act quicker and impose fines for non-compliance

New Board Members:

* All past board members agreed to stay on for the following year
* Ryan Lewis is added as a new board member for 2019

Meeting Attendees (all homeowners in attendance):

* Toni Monroe (Bullseye Properties)
* Hank Harman
* Shawna and Patrick Mesa
* Ryan Lewis
* Becky Plummer