

THE RAPIDS OF KEEFER CREEK COMMUNITY ASSOCIATION, INC.

ANNUAL BOARD MEETING

Wednesday, October 18, 2016 - 7:00 P.M.

Dupont Library

AGENDA

I. CALL TO ORDER

Board Members:

Cassandra - Present
Bradyn Sterling - Present
Karla Olsen - Present
Marcus Tholen - Present
Jack Ripple - NOT Present
Bill Louthan - NOT Present

Residents:

Lisa Colberg - 2718 Sweet Cider Road
Herb and Joyce Schumm 1816 Broken Oak

II. FINANCIAL REVIEW

A. Bank Statement/Financial reports

Paper copies are available for review

B. Discussion and Approval of 2018 Budget

Expenses: (specifically discussed or explained topics)

- 2017 vs. 2018 budgets
- Special notes: Income - dues that come in prior to 12/31 will go to income.
- 253 total lots
- More sale closures than normal
- 1 more bill for landscaping/mowing - final year of current contractor (5yr)
- Sprinkler system heads replaced and haven't had a lot of issues.
- Ponds and falls - 1 or more treatment, new vendor
- Snow Removal - rather have too much \$ than not enough
- Exterminator - mosquito spraying - kept it high
- Playground - repair and maintenance (swing seat ripped), replace the solar light by vandals
- Street signs - maintenance - new as at 2017
- Entrance sign - replaced this month
- Electricity - Contact the electrical company to find out why this is so high????
The number can fluctuate based on water/rain. Lights have been replaced with LED lights and fixtures.
- Season expenses are x-mas lights
- Accounting - same people and good.
- Legal fees - keep \$1500 to have ready for a foreclosure (1 foreclosure is \$1500)
- Printing newsletters - potentially not printing, electronic.
- Insurance - new carrier and shopped around.
- Storage fees are the same

- Website hosting fees - up a little
- Community Events - Something might come up so we will keep \$500.
- Capital projects - Evergreen trees are all dying, need to replace a few each year, budgeted \$5000.
- Landscaped area - 2 dead trees removed and re landscaped, placed into the \$5000.
- 2 HUGE projects this year - Signs / street signs.

Cassandra Kelley motioned to accept the 2018 budget proposal.

Marcus Tholen seconded the motion.

All accepted the 2018 budget.

III. COMMITTEE REPORTS

A. Architectural Control:

- a. Encroachment onto wetlands/common area along Wild Ridge
 - Still monitoring this, has improved but isn't fully fixed yet. On radar of the committee.
 - Each house has different property lines.

B. Maintenance:

- a. Capital Improvement projects completed 2017:
 - Entrance sign replacement (October)
 - Street sign replacement (October)
- b. Capital Improvements slated for 2018:
 - Start replacement of pine/evergreen trees behind "rapids"
 - Re-do landscaping on south of entrance (by message board)

C. Covenant Violations

- Vinyl fence - asked for another year extension due to financial issues.

IV. BUSINESS

A. Ballots for Board Members

Completed and turned into Bradyn

Results:

6 Ballots filled out - Results form 2 voting proposals:

1. Proposed 2017-2018 Budget -
 - All ballots counted and all were unanimously approved
2. Election of Officers
 - All ballots counted results:
 - Cassandra Kelley - Unanimously approved
 - Bradyn Sterling - Unanimously approved
 - Karla Olsen - Unanimously approved
 - Bill Louthan - Unanimously approved
 - Marcus Tholen - Unanimously approved
 - Jack Ripple - Unanimously approved

Ballot sheets were filled out by:

Karla Olson - 10711 Wild Ridge Place

Marcus Tholen - 10816 Orchard Creek Place

Cassandra Kelley - lot 110

Lisa Colberg - 2718 Sweet Cider Road

Bradyn Sterling - 10629 Still Hallow Run

Herbert Schumm - 1816 Broken Oak Road

B. Dues Invoice & Resident update to be sent out in November (DUE 12/31/17)

V. ON HOLD

VI. UPCOMING EVENTS

A. 1st Board Meeting of 2017 – January 16 @ 7pm (Third Tuesday of the month)

Schedule a cleanup day up against Lima Road. Trash, down trees. Information to be placed on message board and Facebook page.

Schedule it for a Saturday or Sunday

Tools needed: Chainsaws, gas trimmers, play with power tools.

Power box by Lima road with light that we can stack twigs and brush to get picked up.

Association can place flags around for property line to mark the specific areas of interest.

Cassandra discussed the Facebook page - Like us and the website:
www.ROKCHOA.org

Look into getting more information on the Nextdoor app and how the association can get signed up. Marcus will look into this and provide an update.

Landscaping across from the sign - no water source on that side? Was that taken in consideration? Some plants that were considered were water hogs. When considering the plants, think about watering. We only own a few ft stretch off the road.

VII. ADJOURN – 7:35pm