

**RAPIDS OF KEEFER CREEK COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
March 19, 2019 - 7:00 P.M.

**AGENDA**

**I. CALL TO ORDER 7:08pm**

**II. FINANCIAL REVIEW**

A. No Reconciliations – Review bank statements

Reviewed January 31 bank statement

B. Dues Report

35 lots still owe for 2019 dues. Delinquency notice discussed & a draft was reviewed. Karla to look at editing the draft to include prior year's balances as well. Cass and Karla to work together to get them out in the mail by next Monday.

**III. COMMITTEE REPORTS**

A. Architectural Control

a. SHEDS

This issue will need to be addressed this year. Parameters need set on what will be allowed (ie: color, material, location on property, height/width, etc.)

Karla to work on getting info from Lowe's regarding what most common sheds are being purchased.

Cass to research what other area associations have in their covenants re: sheds. All agree that to get input from HO, we will tell them it will be discussed at a board meeting, so come and voice your concerns/opinions - **DO NOT POST COMMENTS ON FACEBOOK – JUST INFO ON MEETING & TOPIC TO BE ADDRESSED.** This will be whittled down at next board meeting with all above info compiled for review.

B. Maintenance

a. Wetlands behind Wild Ridge & Broken Oak

i. Cass & Bill to check in April/May ✓

ii. 10729 Wild Ridge – keep eye on ✓

iii. Fallen tree needs downed in wetland area – maybe Marc willing to do with chainsaw?

b. Clean out of rapids basin & run along Lima – SPRING - to be planned

c. South side Entrance landscaping - MTP to re-do in Spring - Cass monitoring

d. Replacement salt barrels (HOLD) Still have MTP store salt barrels

e. Plowing – report of yard damage at 1717 Willow Mound/ 2028 Weather Wood/ 10629 Still Hollow (to be fixed by plowing company) – Cass monitoring

C. Covenant Violations

**IV. BUSINESS**

A. Legal – no updates

a. Small Claims – 1 lot

b. Foreclosure – 1 lot

B. Communication

**V. CAPITAL PROJECTS/GOALS for 2019**

- Playground additions yet this year
- Benches near front entrance
- Improved entrance lighting - Bill and Cass to work on getting bids from vendors
- Pump replacement ESTIMATE – Bill to ask Mike Henry for estimate on replacing pump

**VII. ADJOURN 8:22pm**