

RAPIDS OF KEEFER CREEK COMMUNITY ASSOCIATION, INC.
BOARD MEETING
(Virtual Meeting)
March 16, 2021 – 7pm

AGENDA

I. CALL TO ORDER

A. PRESENT AT THE VITURAL MEETING

- MACUS THOLEN – SECRETARY
- KARLA OLSON - TRESURER
- BILL LOUTHAN - DIRECTOR
- KIRK MORTORFF - DIRECTOR

II. FINANCIAL REVIEW (Karla)

A. November/December Reconciliation

- a. Nothing from June Ball – Email from June Ball – All bills paid up to date.
 - i. Additional Street signs – Paid in full.

B. Dues Report (253 Residents)

- a. Payments received – As of 3/15 – ONLY 20 lots that have not paid = 7% have NOT paid.
 - i. Paypal – 69 lots have used this service or 28% have used this feature.
 - 1. Comment block – NEED to Identify the lot # or address, this would help clean up this process.
- b. Late Notice letter
 - i. Had until 3/10 will be delinquent
 - ii. 3rd + year violators –
 - 1. Approximately \$350 for Smalls claims court
- c. Appointment with Bank next week for application for debt card - Karla
- d. Exchange banking items from past President (Cassandra) – Karla
 - i. Check books/signatures

III. COMMITTEE REPORTS

A. Architectural Control

- a. Requests
 - i. Exterior windows for 10711 Wild Ridge Place
 - 1. Approve – on 3/16/21

B. Maintenance

- a. Debris Removal Quote –
 - i. Vendor - Uncommon Grounds Lawn and Landscape
 - 1. Clearing and removal of Trees up front by the entrance – Completed on 3/8/21
 - 2. Brush Clearing of Sweet Cider Road – Completed on 3/10/21
- b. 2021 Pond Treatment for 2021

- i. Pond Champs – signed up for Black water – Silver Plan for service. No date scheduled at this time.
- ii. Time to blow out the rapids and clean up the debris. – **Marc and Bill**

C. Covenant Violations

- a. No violations brought to the board since the last meeting.
- b. Mike will clear out the sprinkler system and turn the water on – Mike has a schedule for this to occur. (approximately April/May time frame)
- c. Rapids can be turned on at any time.
 - i. After clean out of the rapids, turn on the fall!
- d. Confirmation of the overflow is blocked – Mike can clean the pipe out. – **Bill**

IV. BUSINESS

A. Legal

- No Legal actions at this time.
- Business Entity Report – Go online and file it – **Marc**

B. Communication

C. Cap on Playground post

- Date to be completed by 3/17 - **Karla**

D. Stop Signs at end of cul-de-sacs' (ie: Weather Wood Place)

- i. Completed – 3 Yield signs installed:
 1. Orchard Creek Place
 2. Weather Wood Place
 3. Willow Mound Place

E. Hiring outside service to run the day to day operations

- Newcomb Group
 - i. <https://www.newcombgroup.us/>
 - ii. Marc had call with Kyle Newcomb
 1. Still need to have a board - They are the liaison between the Board and the community
 2. Best feature of this system – it helps the treasurer (Taxes, reports, forms, etc.)
 - a. Small claims court
 - b. Follow up with delinquent payers
 3. They do a 1 year contract each year – can get out in the first 30 days with an out clause if the Board does not find it useful.
 4. Vendors – Can use the current vendors on contract or use their own vendors, Boards decision.
 5. Payment – This is based on the amount of work and not based on the total number of houses. They look at what is expected and create an hourly rate
- Action item – Continue discussions with Newcomb group, set up meeting with Board. Board members get all questions ready for meeting with Newcomb group. - **Marc**

V. CAPITAL PROJECTS/GOALS for 2021

A. Projects updates:

- a. Entrance Tree removal & Replacement - Continuation of 6 year plan - **Bill**
 - i. 5 or 6 larger trees on the left in the next 3 years, replace sparingly.
 - ii. For 2021 – 2 or 3 trees
 - 1. Watering the trees – vendor states they don't need watering
 - a. Karla challenging waterless process☺
 - i. Discussion with the vendor about the watering of the trees - **Bill**
- b. Benches added
 - i. No update - Not sure that this will be done in 2021.
- c. Additional Street Signs - **Bill**
 - i. Picking up in Mid-April.
 - ii. Paid in full
- d. Gym equipment along sidewalk on Sweet Cider Road
 - i. No update - Not sure that this will be done in 2021.
 - 1. 2 streets that we are considering to place equipment:
 - a. Still Hollow Run
 - b. Sweet Cider Rd
- e. Fountain in front pond - **Bill**
 - i. Bill to continue to look at the different types
 - 1. Requirements – Fountain that does not overpower the Rapids
 - 2. Smaller motor – maybe ½ HP
 - 3. HAS to break up the “Swirly Junk”
 - ii. Bill will send an email out to the Board for approval once locating a few options.

VII. Open Items:

A. Spring Garage Sale

- a. Move forward with supporting the Spring Garage Sale
 - i. April 29-May 1 (Thurs-Sat)
 - ii. Ad in Journal Gazette - **Karla**
 - 1. Call the FW Newspaper about 1 week out – run for 3 days
 - a. Cost is usually \$40-50 bucks.
 - iii. Verify the banner and the physical signs are ready to go for Garage Sale - **Marc**

B. Swings

- a. Will be placed in the next 7-10 days - **Marc and Noah** - **COMPLETED**

C. Salt Barrels

- a. Will get pulled and put into the storage shed for the year next 7-10 days - **Marc and Noah** - **COMPLETED**

D. Sidewalk by Karla's house – damaged

- a. Get quotes to fix this sidewalk
 - i. Resident sidewalk maintenance
 - 1. Karla mentioned on Nextdoor app – has good reviews on some companies.

- a. Look at getting quote from these companies
- E. Volunteers identified on the Yearly dues notice
 - a. Karla captured the list with emails

VIII. Next Board Meeting: May 18 @ 7pm – review Covid situation, potential in-person meeting.

VIII. ADJOURN