

**Annual Board Meeting Minutes**  
**President's Way Townhomes Association**

Order: RRXHJ3QKP  
Address: 1712 Humphrey Ct  
Order Date: 12-16-2024  
Document not for resale  
HomeWiseDocs

## **Presidents Way Annual Meeting**

August 6, 2024

Woods' Driveway, 1706 Humphrey Ct.

Present: Jenni Flobeck (G&H), Jerry and Kay Olson, Sarah Johnston, Fran Wood, Rita Brand, Margaret Jahnke, Barb Meyer, Ellen and Mary Douglass, Janet Sletten, Robert Knutson, Dean Lamp, Harriett Christy, Wayne and Dori Perlberg

Absent: Kenneth Lynch, Justina Abraham, Muhammad Bhuiyan & Rhea Ford

President Lamp called the meeting to order. The annual meeting minutes from September 5, 2023 were read. Rita moved to approve, Fran seconded, motion carried.

### **Treasurer's Report**

Sarah reported that our CDs were combined this year to qualify for a promotional rate at Merchants' Bank.

Current balances at Merchants' are:

- \$13,843.06 in checking
- \$35,449.35 in savings
- \$19,034.82 in CD

The Millersburg invoices have been paid. Our insurance payment from State Farm (\$28,433.99) covered both the roof repairs from the claim (\$19,300.25) and the trim and gutter work we had them do last fall (\$5,093.80).

We have seen increased expenses in property insurance (approx. \$7500/year more in the last 2 years) and an increase in our management fees since moving from Lifestyle to G&H. How to cover these increases will be covered in the president's report.

### **Insurance**

Jenni handed out our association property insurance coverage sheet. It will also be available in the G&H portal for those that need a copy to share with their insurance agent and/or mortgage company.

### **President's Report**

Millersburg has finished repairing the issues that resulted after their reshingling and other roof repairs. They did this work at no cost to the association since the fault was theirs.

Seal coating has been completed. Crack repair was done but some issues still remain. It was discussed whether the wet conditions this year contributed to some of the cracking issues.

Order: RRXHJ3QKP  
Address: 1712 Humphrey Ct  
Order Date: 12-16-2024  
Document not for resale  
HomeWiseDocs

Insurance premiums have risen sharply in the past few years. This is primarily due to the insurance market generally (increase in weather events causing more claims) and our two claims in the past few years. The board consulted an insurance broker and were advised that we have a fairly good deal with our current agency and while we might find an agency with lower premiums, this would likely cause our deductibles to rise. He also advised that there are fewer agencies willing to insure HOAs, particularly properties older than 25 years.

The board is aware that there are several trees that either need trimming or removal. The maple tree behind Sarah's house was trimmed by Malechas as it was damaging the siding and shingles where it rubbed against the house. The board received a bid from All Tree Solutions to deal with the other trees but it was higher than expected so we may need to do the work on an as-needed basis, perhaps asking Malechas to do some of the pruning.

Adan Painting will be doing the sanding and repainting of the trim this month. They estimate \$5000 in labor and we will purchase the paint for the project.

Janet has been in (frequent) contact with the city about the weeds in the cul-de-sac. They have promised to take care of these this month.

We have been fairly satisfied with Huertas for snow removal. Rita noted they often forget to shovel the walk up to her front door. Wayne moved to renew their contract, Mary seconded, motion passed.

Everyone is very satisfied with Malechas for lawn care. Mary moved to renew their contract, Wayne seconded, motion passed.

Dean raised the need to increase dues to cover our increased expenses, particularly from insurance. The average HOA dues in Northfield for similar properties is \$265 per month, well below our \$210 dues. Increasing our dues by \$55/month would bring us back up to the break even point. Wayne moved to increase dues to \$265/month beginning January 1, 2025, Jerry seconded. Vote was by secret ballot and carried 11-1.

### **Board Elections**

Dean's board term is done this year. Fran moved to re-elect Dean to the board, Mary seconded, motion passed. Dean and Sarah were re-elected president and secretary respectively at the brief board meeting following the annual meeting, and the board decided to continue without a vice president.

President Lamp adjourned the meeting.

Respectfully submitted,  
Sarah Johnston, Secretary