**KINGS ROW HOMEOWNERS ASSOCATION**

Executive Board Meeting

July 8th, 2014

Location: The Residence of Peter May – 703 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren & Krystle Ortell (recording secretary)

Homeowners in Attendance: Toby and Molly Bartholow, Valerie Oken and Tim Trombatore

1. Call to order at 7:10 pm
   1. A quorum was not present
   2. Tim Trombatore picked up the fire hydrant flags from Krystle Ortell and excused himself.
2. Carolyn Dahlgren will send red lined meeting minutes from June 4th, 2014 meeting to Krystle Ortell.
3. Old Business
   1. Attorney Follow Up
      1. Peter May did not have time to follow up with the two attorneys that the HOA selected to interview - Karp, Nue & Hanlon and Olsewski, Massih & Maurer, P.C.
      2. Peter May discussed lawyers with Lee Leavenworth and Lee suggested the HOA hire Mike Sawyer from Karp, Neu & Hanlon.
         1. Mike Sawyer worked on the HOA’s water negotiations with Lee.
      3. After talking with Lee Leavenworth, Peter May would still like to interview Karp, Nue & Hanlon and Olsewski, Massih & Maurer, P.C.
      4. Carolyn Dahlgren will not attend the interview but will help to establish the questions that should be asked.
      5. Krystle Ortell is to set up the interview with Karp, Nue & Hanlon and Olsewski, Massih & Maurer, P.C.
      6. Carolyn Dahlgren will draft a letter, for Peter’s signature, to Whitsitt & Gross, P.C. and Wood Nichols, LLC thanking them for their time in responding to the HOA and letting them know that the HOA has decided to go with a different firm.
   2. Lee Leavenworth
      1. The board wants to document the agreement between the HOA and Lee Leavenworth.
         1. As long as Lee and/or Joan Leavenworth own(s) the property the Leavenworth’s will pay ½ of their HOA dues.
         2. The agreement will protect the HOA, Joan & Lee Leavenworth.
         3. Carolyn Dahlgren will draft the letter-agreement.
   3. Website Design & Development
      1. Valerie Oken suggests the HOA contact Butch Peterson once again to see if he might be interested. Valerie volunteers to reach out to Butch.
         1. Carolyn suggested that Valerie let Butch know that the HOA will pay him for his time.
   4. Financial Reserve Study
      1. Valerie Oken contacted Brian Farley who works with Association Reserves. Brain still has all the information on the HOA that was given to him by Andrea Regan back in 2008.
      2. There are three Reserve Study Options:
         1. Do It Yourself - $349.00 – this is the option the HOA went with in 2008
         2. No Site Visit - $960.00
         3. With Site Visit - $2,560.00
      3. Peter May believes that the Do It Yourself survey from 2008 was not very accurate.
      4. Krystle Ortell will send the information to the board members.
      5. Peter May let the board members and attending homeowners know that in the past the HOA had enough reserves to replace the well/pump without issuing a special assessment to cover the costs. The Reserve Study tells homeowners what to expect to avoid special assessments.
      6. The board has not had to increase dues in 7-8 years
   5. Irrigation
      1. Carolyn talked with the Road & Bridge Supervisor about the possibility of the HOA taking over the ditch cleaning responsibilities.
      2. Mike Prehm will contact the county Road and Bridge Director – Deb – to discuss.
      3. Carolyn will follow up with R&B or County Attorney’s Office.
   6. Payment Plan Resolution Follow Up
      1. Carolyn to bring the payment plan resolution to the August meeting.
4. New Business
   1. Misunas’s Boat
      1. Valerie Oken has noticed the there is a boat located in front of the Misunas’s Residence that has basically become a dumpster.
      2. Krystle Ortell & Carolyn Dahlgren will research the covenants to determine if there is anything the HOA can do regarding the boat.
      3. Peter May will contact the Misunas’s to see if the boat can be moved.
      4. Carolyn Dahlgren will . mention . the boat to Beverly Misunas, if and when she sees her socially.
   2. Weed Control
      1. Krystle Ortell will put out a letter with the April 2015 invoices regarding Noxious Weeds.
      2. Krystle Ortell will include in the letter the name of the company that does the common areas so homeowners can contact them to do their personal property. Gina White hired the company and should have all contact information.
   3. Subdivision Block Party
      1. Carolyn Dahlgren is happy to host the party at her house in the late summer/early fall.
5. The next meeting will be held on Wednesday, August 13th at 7:00pm at the residence of Tom Hazard – 0344 Kings Row Avenue.
6. There being no further matters to come before the HOA, the meeting adjourned at 8:20pm.