

JANUARY 2022 BOARD MEETING MINUTES
Hover Ridge Community Board of Directors Meeting
January 19, 2022 @ 7:00pm via Zoom

DETERMINING QUORUM

- Board Members Present: Ron Vogel, Rhonda Dick, Lynn Karlin, Mary Griffin, Risa Booze, Josh Berman, Louise Johnson
- Trio Property Management: Allan Orendorff
- Unit Owners Present: Glenda Buzbee, Becky Schwendeman, Pat Borgmann, Selina Church, Kay Schrag, Dale Korba, Peter Korba

MEETING CALLED TO ORDER @ 7:01PM

APPROVAL OF MINUTES:

- Risa Booze motioned to approve the November 2021 regular Board meeting minutes
- Lynn Karlin seconded the motion

FINANCIAL REPORTS:

- Reserves as of December 31, 2022 = \$53,724.63
- CD's as of December 31, 2022 = \$449,536.08
 - One cd rolled over at the end of November 2021
 - A second cd will roll over in late January 2022
- Total Balance = \$503,260.71

MANAGERS REPORT:

- Al commented that the per hour rate for paying snow removal staff is trending upward. We may see increases for snow removal in the future.
- Over 100 feet of fence blew down behind unit 911 in the windstorm we had a few months ago. We can salvage the basic fence structure by adding 6x6 posts on the backside of the fence to support it. This significantly reduces the cost to repair the fence to \$6,700. Other areas of the fence to the north will also need to be reinforced and are covered in the estimate.
- Summit Tree will be doing trimming in mid-February on those trees that can only be done in the winter.
- Animal & Pest Control will be on site to treat units 954 and 937 and will continue to monitor the issues for another month or so after to ensure all pests have been removed.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- Risa has assumed the role of ARC Board member and will provide an updated list of all applications submitted at the monthly Board meetings
- Recent ARC requests: tree installation, radon mitigation system exhaust pipe placement, garage door replacement, window replacement, basement finishes
- Garage door at unit 915 – Nate Trick has done a significant amount of research to replace the damaged garage door at unit 915. He has been working with a local installation company who sells doors manufactured by Door Link in Riverside, Missouri. He has placed an example of a replacement door panel on the front porch of his home. Several Board members indicated that it is a close match to our existing garage door panels. In addition, this company has a near perfect match of our garage door color. Ron suggested that we get additional estimates and that we should require all future replacement garage doors to be insulated.
- There has been some confusion about the name of the Architectural Review Committee. On the website, it is named the Architectural Control Committee for legal purposes. It was suggested that we continue to use the word Review instead of Control.

UNFINISHED BUSINESS:

- We had a brief discussion regarding the revisions made to the ARC Procedures document. These instructions have been revised and are now posted to the website.
 - The ARC is the entity who will continue to be responsible for making final decisions for the application
 - Depending on the project, the ARC may communicate with the Board for input and clarifications
 - Mary offered to review the covenants and will provide clarification at next month's meeting regarding the responsibility of the Board to the ARC
- Update on tree replacement and the NIP grant
 - The NIP grant team has submitted the grant proposal to the NGLA
 - Mary will be presenting at the NGLA meeting tomorrow night via Zoom
 - Results of the application will not be known until at least March 22, 2022
 - The NIP team received 22 responses to their recent survey asking for input related to the NIP grant; based on these responses, we have 17 tree guardians who are willing to maintain the new trees in our community
 - Note that this is not a direct match grant for our community
 - The grant proposed installation of six deciduous and ornamental trees, shrubs, and six tree gators.
 - The NIP grant total project costs are \$8,054. The amount requested in the grant is \$6,000. Mary and Kristen donated \$1,150 in volunteer hours for the grant preparation. The HOA will match \$904.

NEW BUSINESS:

- Snow Removal Update: Due to labor shortages and machines breaking down, the work done after the first snow of the year was messy. The workers came back the following day and did a better job of clearing out the snow. Jeff has assured us that in the future they plan to do a better job.
- Ice Buckets: 17 north-facing units have ice buckets for ice melt and so far, we have received a request for four more. It is not necessary for every unit to have an ice bucket. AI has requested a final list of units that need an ice bucket. AI is to send Risa this list and she will update it. AI will then forward this list to Jeff who will provide ice buckets, if needed, and top off existing buckets. It was noted that when ice buckets are low, residents can contact AI and he will, in turn, notify Jeff.
- Review Roof Replacement Recommendations: Risa noted that roof inspections were done by Johnson Construction in June 2020 both visually on-site and via drones. She will forward their report to the Board in the coming week. This was a reminder that the Board should review this information on a regular basis since in 2020 one building was rated a 3 meaning that it may need to be replaced by 2023.

COVENANT VIOLATIONS:

One Parking Violation: Will be discussed in the executive session following the regular Board meeting.

OPEN FORUM

- Kay Schrag: Thanked AI for sending out the crew a second time to finish the snow removal. She also gave a huge thank you to Nate and Cameron for all the help they have done around the neighborhood all year long. She wondered if the ice melt was placed on all driveways and AI said that was part of the contract. Finally, she gave a huge thank you to Becky's son who helped her move her trash can in recently after the storm.
- Mary Griffin: Offered a suggestion that the Board Secretary keep a log of all the decisions and approvals in a meeting; going forward.
- Dale Korba: The recent work on her house has improved the situation to keep water off the front step. She did not feel that the heat tape was necessary. However, this situation could arise again in the future and continues to be a concern. AI said that he was unsure what future remedies might be an option

MEETING ADJOURNED @ 8:02PM

**Next Meeting: Monthly Board Meeting February 16, 2022 @
7:00 pm via Zoom**