

Fairoaks Subdivision HOA Meeting
February 3rd, 2025 @1521Fairoaks Dr
Meeting Minutes



1. **Roll Call and Call to Order:**

- a. Mueller called meeting to order at 6:41pm. Courtney Mueller, Matt Sinnokrak, Joe Thole, Dawn Henry, and Julie Knopf were all present.

2. **Treasurer's Report**

- a. Midwest Turf Contract: 2 yr locked in pricing. After due diligence by Thole, he made a motion to sign another 2 yr contract with current lawn service. Due to inflation and overall increase of prices, Thole was unable to find a cheaper business option/bid. **-Ayes by acclimation: Thole will sign contract through 2026.**
- b. Reimbursement to Eric Malmstead for purchase of new flag for entrance. **Motion made by Mueller, Ayes by acclimation. Thole gave check to Mueller to deliver.**
- c. Outstanding Dues: one home is still outstanding on their dues payment. Lien action will be taken per the by-laws. Notifications to homeowner, rental management company, as well as renter have gone out in verbal and written form. **-Thole to write up Invoice to be included with filing of lien. Mueller and Henry to finalize letter, file lien, and mail copies to all parties.**
- d. Thole brought it to board's attention that the current due amount of \$67.50 and outgoing bills will not be financially viable by 2027. Board has agreed to discuss all options/avenues, be transparent with all homeowners, and research by-laws to see what can be done to prevent insolvency. This is an ongoing action item.

3. **New Business**

- a. Due to weather conditions, the removal of holiday decorations was postponed. **-Mueller took them all down recently. She has all sign and front entrance décor/lights at her house.**
- b. Nuisance light is no longer issue. Board followed Complaint flow chart while updating the complaint log. This complaint is now resolved and considered closed. **-Mueller has updated the complaint log.**
- c. State Farm Insurance coverage for front entrance was discussed. Per earlier meetings, it was found that coverage had been added to by the prior board and was costing approximately \$500 more for unnecessary coverage. -Quotes from County Company and Farmers were acquired. **-Henry made motion to go**

with Country Companies for \$1060.00. Ayes by acclimation.

Thole will also contact State Farm to cancel coverage and get unused policy refunded.

- d. Homeowner Contact Audit-A plan was discussed on how best to capture any/all homeowner emails and updated contact information. First step will be to incorporate form that can be filled out to go out with newsletter and use sign board at front entrance.
-Other steps could be door to door contact.

4. Old Business-

- a. HOA owned items: inventory and location with some sort of documentation for tracking purposes
-Henry still plans on completing this and sharing with board.
 - b. Lawn Service Contract; see Treasurer's Report
 - c. Tabled from previous meeting: Waiver of Dues for address 1500 Fairoaks
 - i. Not in bylaws, just a gentleman's agreement
 - d. Tabled from previous meeting: Create list of homes that have been granted One-time waiver of dues for new camera installation
 - e. Tabled from previous meeting: Can board offer reduced dues for annual proof of working camera
5. Next meeting: Monday, March 3rd @ 6:30pm at Henry residence, 256 Fairington Dr.
6. Adjournment-Motion made by Henry to adjourn meeting at ???, Ayes by Acclimation.