

Hansen Park HOA
October Board Meeting Minutes

October 12, 2021

I. Call to order

Aaron Beasley called to order the regular meeting of the Hansen Park HOA Board at 7:05 pm on October 12, 2021 via Zoom.

II. Roll call - The following persons were present: Aaron Beasley, Shelley Clark, Dave and Laura Jepsen, Marty Zizzi, Lisa Holle, Rachel Moore, Joan Lewis, Erin Gneiting, Heather Wisner Olsen, Sharon Adkins, Kevin and Donna Lane.

III. Minutes – It was moved and seconded to approve the September 2021 minutes. Motion carried.

IV. Toddler Park and homeowner comments –

Laura read a letter her and Dave wrote to the board. (See attached.) They are concerned with the cost of the price tag for the project and feel the questions they asked have not been answered and would like to postpone going through with the project.

Sharon read a letter she wrote to the board also stating the cost of the project was too expensive. She asked the board to put the playground on hold until we can meet in person to discuss. (See Attached)

Shelley read a letter from Rita & Jerry Magnaghi. (See attached.)

They are concerned that the website being down for so long is a problem. They propose a monthly e-mail from the HOA until the website is resolved. They believe the cost of the playground equipment is too high and the trees in our subdivision aren't being maintained. She also asks if the HOA can decrease the reserve fee to \$100.00 or less since the Reserve professional said that we are in good standing financially.

Heather said she thinks we need to have a special committee to discuss the toddler park. She wants to put the decisions to public opinion, a majority vote.

Discussion - The discussion between board members was split since the toddler park committee had presented their plan and majority of board agreed to move forward in September. But there are others who still think the price tag is way too high and adamant it should be put on hold for now.

There was a motion to not move forward with the toddler park until we have a separate meeting to discuss our options. The motion was approved.

Aaron would like to note that he doesn't agree with postponing the toddler park for several reasons.

Laura would like to remove the existing playground equipment/bark so no one gets hurt (on the broken slide) and post signage explaining our intentions. Some were upset since it might take up to \$16K in Reserve budget to have a company remove it and we wouldn't have anything to show for the expense.

A motion was proposed to remove the playground equipment at this time. Motion approved.

Shelley will call and get 3 bids for the playground demo. We will need to find a place to store the equipment for now. Rachel will see if there is room for the equipment behind where her boat is being stored.

Consent Agenda –

Two items requested for payment: a check to Aaron, \$504.69, to refund him the cost of purchasing the Halloween parade candy and a bill from Karen McDonald for her time spent at last months meeting, \$67.00.

Shelley moved to approve these items for payment. Motion approved.

Financial -

Laura says we are within budget on all categories, except slightly over on the pond, reserve study, website maintenance, and additional groundskeeping. She placed liens on 2 homes and found the cost of liens went up (\$204.00 each way, \$408.00 altogether)

There was a motion to approve the financial report. Motion approved.

Halloween parade - Rachel is looking for some more volunteers to throw candy for the parade, from 4-5:00. She made signs to post around the neighborhood and is starting to distribute "Boo" flyers around the neighborhood. The Boo flyers also tell homeowners about the parade and hope it takes off to get a lot of involvement.

Celski Contract - Marty asked the board to consider terminating the Celski & Associates contract for \$800.00 a month. He believes that their process is not working and that he could do a better job of writing letters to homeowners and initiating fines. He would like to terminate the contract by November 1, 2021.

Marty also thinks CCR committee needs to be 2 person because it is too much of a burden for 1 person.

There was a motion to cancel the Celski and Associates contract so that we can save \$800.00/month and have Marty take on this duty. Motion was ~~seconded~~ approved.

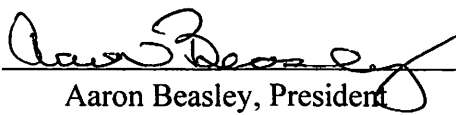
New Business –

There is a new date & time to meet at Chicago Title to go over the attorney paperwork, October 20, at 1:00 pm.

V. Adjournment

Aaron Beasley adjourned the meeting at 9:28 pm.

Minutes submitted by: Lisa Holle

Minutes approved by:  _____
Aaron Beasley, President

HANSEN PARK HOMEOWNERS' ASSOCIATION

FINANCIAL REPORTING

FOR THE MONTH OF: Oct. 2021

- Balance Sheet - Previous Yr. Comparison
- Profit & Loss Budget vs Actual YTD
- Profit & Loss for the Month

1:09 PM
11/04/21
Accrual Basis

Hansen Park Homeowners Association
Balance Sheet
As of October 31, 2021

	<u>Oct 31, 21</u>	<u>Oct 31, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Hapo	150,050.96	0.00	150,050.96
Community First Bank	49,285.00	32,384.02	16,900.98
Money Market (Reserve)	94,985.50	127,645.55	-32,660.05
Total Checking/Savings	<u>294,321.46</u>	<u>160,029.57</u>	<u>134,291.89</u>
Accounts Receivable			
Accounts Receivable	41,151.48	44,022.38	-2,870.90
Total Accounts Receivable	<u>41,151.48</u>	<u>44,022.38</u>	<u>-2,870.90</u>
Total Current Assets	<u>335,472.94</u>	<u>204,051.95</u>	<u>131,420.99</u>
TOTAL ASSETS	<u>335,472.94</u>	<u>204,051.95</u>	<u>131,420.99</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	90.07	0.00	90.07
Total Accounts Payable	<u>90.07</u>	<u>0.00</u>	<u>90.07</u>
Total Current Liabilities	<u>90.07</u>	<u>0.00</u>	<u>90.07</u>
Total Liabilities	<u>90.07</u>	<u>0.00</u>	<u>90.07</u>
Equity			
Retained Earnings	180,607.83	252,187.82	-71,579.99
Net Income	154,775.04	-48,135.87	202,910.91
Total Equity	<u>335,382.87</u>	<u>204,051.95</u>	<u>131,330.92</u>
TOTAL LIABILITIES & EQUITY	<u>335,472.94</u>	<u>204,051.95</u>	<u>131,420.99</u>

1:11 PM
 11/04/21
 Accrual Basis

Hansen Park Homeowners Association
Profit & Loss Budget vs. Actual
 January through October 2021

	Jan - Oct 21	Budget	\$ Over Bu...	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues Income	189,371.00	188,916.00	455.00	100.2%
Title Co Transfer Fees	1,275.00			
Late Payment & Lien Fees	818.00			
Returned Check Fee	20.00			
Total Income	191,484.00	188,916.00	2,568.00	101.4%
Expense				
Bank Service Charges	25.00	50.00	-25.00	50.0%
Business License & Fees	10.00	25.00	-15.00	40.0%
HOA Relations & Promotion	857.64	3,550.00	-2,692.36	24.2%
Infrastructure Repairs	0.00	10,000.00	-10,000.00	0.0%
Landscaping				
Groundskeeper - Contract	91,093.70	109,000.00	-17,906.30	83.6%
Groundskeeper - Add'l	10,158.79	10,000.00	158.79	101.6%
Pond Expense	4,615.56	4,200.00	415.56	109.9%
Total Landscaping	105,868.05	123,200.00	-17,331.95	85.9%
Liability Insurance	3,194.00	3,300.00	-106.00	96.8%
Meeting Expenses	0.00	200.00	-200.00	0.0%
Office Supplies	112.43	500.00	-387.57	22.5%
Postage Expense	2,259.99	3,500.00	-1,240.01	64.6%
Printing and Reproduction	411.90			
Professional Fees				
Property Management Fees	7,200.00	9,600.00	-2,400.00	75.0%
Monthly Bookkeeping Service	4,250.00	5,400.00	-1,150.00	78.7%
Annual Audit	0.00	1,500.00	-1,500.00	0.0%
Yearly Tax Preparation	375.00	400.00	-25.00	93.8%
Reserve Study	868.00	600.00	268.00	144.7%
Legal Fees	409.00	8,941.00	-8,532.00	4.6%
Total Professional Fees	13,102.00	26,441.00	-13,339.00	49.6%
Property Taxes	1,033.57	3,700.00	-2,666.43	27.9%
Utilities				
Gas and Electric	2,193.48	3,500.00	-1,306.52	62.7%
Irrigation Assessments	10,155.90	10,500.00	-344.10	96.7%
Total Utilities	12,349.38	14,000.00	-1,650.62	88.2%
Taxes	17.00			
Website Maintenance	598.86	500.00	98.86	119.8%
Total Expense	139,839.82	188,966.00	-49,126.18	74.0%
Net Ordinary Income	51,644.18	-50.00	51,694.18	-103,288.4%
Other Income/Expense				
Other Income				
5 Yr Reserve Dues	103,000.00	103,800.00	-800.00	99.2%
MMK Interest Income	130.86	156.46	-25.60	83.6%
Total Other Income	103,130.86	103,956.46	-825.60	99.2%
Net Other Income	103,130.86	103,956.46	-825.60	99.2%
Net Income	154,775.04	103,906.46	50,868.58	149.0%

2:02 PM

Hansen Park Homeowners Association

Profit & Loss

11/04/21

October 2021

Accrual Basis

	Oct 21	Oct 20	\$ Change
Ordinary Income/Expense			
Income			
Title Co Transfer Fees	75.00	300.00	-225.00
Late Payment & Lien Fees	818.00	0.00	818.00
Total Income	893.00	300.00	593.00
Expense			
HOA Relations & Promotion	737.64	696.86	40.78
Infrastructure Repairs	0.00	879.66	-879.66
Landscaping			
Groundskeeper - Contract	9,109.37	18,218.74	-9,109.37
Groundskeeper - Add'l	40.00	310.08	-270.08
Total Landscaping	9,149.37	18,528.82	-9,379.45
Office Supplies	87.94	0.00	87.94
Postage Expense	364.53	0.00	364.53
Professional Fees			
Monthly Bookkeeping Service	500.00	450.00	50.00
Reserve Study	67.00	0.00	67.00
Legal Fees	409.00	0.00	409.00
Total Professional Fees	976.00	450.00	526.00
Utilities			
Gas and Electric	211.29	416.79	-205.50
Total Utilities	211.29	416.79	-205.50
Total Expense	11,526.77	20,972.13	-9,445.36
Net Ordinary Income	-10,633.77	-20,672.13	10,038.36
Other Income/Expense			
Other Income			
MMK Interest Income	6.34	14.57	-8.23
Total Other Income	6.34	14.57	-8.23
Net Other Income	6.34	14.57	-8.23
Net Income	-10,627.43	-20,657.56	10,030.13

October 11, 2021

Fellow Hansen Park HOA Board Members:

Dave and I have requested time on the "Visitor Agenda" for the upcoming meeting because as homeowners, we have been very frustrated at the lack of response to my questions and the way that our concerns have been dismissed regarding the playground. Since I have been advised that our time at the meeting will be limited to 3 minutes, there are other issues that I want to address connected to the playground decision during that time. I am therefore providing this list of unanswered questions/concerns regarding the playground and asking you to review and seek answers to them. I will not be going over them at the meeting due to the time limitation but I am hoping that they will all be answered before any vote on proceeding with this project.

I am in support of replacing the equipment and recognize our responsibility to replace a structure that has not been maintained and manage our liability in assuring that no one is hurt on this equipment. I also very much appreciate the work done by Erin Gneitting and all others who have brought us this plan for consideration. That being said, I have the following questions that I would hope that the board would also share, in making this decision:

- **Homeowners that I have spoken with have had a strong negative reaction to the \$200,000 (cost of equipment, installation and ground work) price tag for this project.** Although this is a nice amenity to our neighborhood, it is extremely expensive, rivalling putting in a community pool. Homeowners are concerned that other important projects, that were a part of the original reserve study, will not be completed or that they are being overcharged for reserves if we can afford to spend this kind of money on a small play structure.
- **What was the budget given to the committee to work with in development of this proposal?** The budget should be driven by what the 2019 reserve study dictated, upon which the homeowners based their approval of the current reserve assessment. When I asked this question at the annual meeting, I was told it was \$500,000, This is the entire amount that we would collect in reserves over a five-year period.
- **What are additional options/alternatives to the current proposal?** We received two proposals which are essentially the same, replacing only one small piece of equipment.
 - I understand that we have only one company, GameTime, who can make bids on this type of work. However, our policies require that we have 3 bids to consider when hiring vendors. We should have 3 different options to consider from this vendor.
 - I would like to see an estimate that mitigates our liability but does not expand the playground at this time. What would it cost to replace the equipment just within the existing circle?
 - Although I love the design, the current proposal is not a replacement, it is an upgrade I would like to see a plan that allows us to complete this project in phases. Perhaps just the circle area for now and then add the swings, if the budget allows, in 2- 3 years.
- **The ground surface material makes up approximately 1/3 the price of this project. What are alternatives to this expense?**

- I have visited HOA playgrounds at Cottonwood and Creekstone, both of which have wood chips and borders. Only city parks, which have significantly more funds, have the very expensive high-level surface that is being recommended. Even the Playground of Dreams is half wood chips
- HOA playgrounds are considered private playgrounds and do not require this expensive surface.
- What is the expected maintenance cost and life span of this type of surface? The surface at the Southridge play structure has numerous patches and still has large divets in the surface in need of repair. Who does this work? Will we be hiring a maintenance contractor?

We do not currently own the property on which the playground is located. It would seem prudent to wait to sign any contracts for improving the property until it is legally in the name of Hansen Park HOA. I understand this is "in process" but with the years of delays that we have encountered, I would recommend that we wait until this matter is legally completed.

In closing, I hope that you will consider these points, and seek answers before we proceed. We are all homeowners and are accountable to homeowners, If we can't answer these questions for ourselves and our neighbors when asked, we need to wait until we can.

Respectfully,

Laura Jepsen

Hansen Park Homeowner and HOA Treasurer

Dear Hansen Park HOA Board Members,

I am unable to attend the meeting this week. However, I would like to mention a few items.

First of all, and I may be wrong on this but when I went out to review the minutes from the last meeting, I found that the WEB site appears to have had no activity since January of 1920. If I'm incorrect, I apologize, but if not, why not. I saw from the budget that WEB site maintenance was allotted \$500. I know it's expensive to send out monthly newsletters through the postal system. However, if the WEB site can't be maintained and updated with pertinent information, there needs to be a way to engage more people in the decisions being made, especially financial ones. I would propose a monthly e-mail. I know it's been noted that legally we can't force people to provide their e-mails to the board, but what if we sent a 1-time letter to everyone asking homeowners to voluntarily provide their e-mail information, give them the reason why. With that information you could do a monthly e-mail to let everyone know what's being worked on. Those that don't respond will unfortunately miss out until the WEB issue is resolved.

The redo of the playground and maintenance of the trees were discussed at the last meeting at an approx. cost of \$200K for just the playground and \$15K for the trees. The information provided on the playground sounded like you were getting quotes on only one type of playground surface, which seemed exceedingly high. Were other surfaces that would meet safety standards and longevity looked at? We don't need a Cadillac playground. Were other playgrounds around town looked at that had different surfaces. I would imagine those were done in accordance with safety requirements and might very well meet our minimum requirements at a much lower price than \$200K. If more homeowners knew what the estimate was for this project, they would be shocked. I'm not picking on anyone that's been involved in coming up with these figures, just feel that more research needs to be done. Maybe the playground can be done in increments just like the trees.

Regarding the trees, I recall those were noted in the original reserve study 2 years ago. It looks like specific trees have been painted, I'm sure for specific reasons, but other than that, it doesn't appear that a lot has transpired in saving/maintaining the trees. I believe the trees are a very esthetic part of what makes Hansen Park a beautiful subdivision. In the last meeting the 2022 Budget allowed for \$15k every year for 4 years. That just doesn't seem logical. The trees should be a priority. They could be done over at a minimum 2-year period, not 4.

Lastly, there was a lady at the Zoom meeting last month that explained the Reserve Study. I am not a figures type person. I thought I heard her say that we were actually doing very well at 70% funding and that most HOA's do not fund 100%. That being the case, could the HOA decrease the reserve yearly homeowner fee to \$100 or less for the remaining 3 years?

It may not sound like it, but we do appreciate all that the Board is doing. Somehow it just needs to get publicized out to the homeowners so we can have a more informed HOA and be able to provide sensible, positive and financial feedback.

I would appreciate a response to this letter.

Rita & Jerry Magnaghi

712 S Idaho Pl.