

**Reserve at Dishman Hills**  
**Homeowners Association Meeting Minutes**  
**November 2, 2016**

**Present:** Board Members: Leo Lang, Jon Bockstruck, Deanne Langreder, Sheri Poulson, Dee Spilker

**Call to Order:** The meeting was called to order at 6:32 pm on November 2, 2016 at the home of Leo Lang.

**Reading of Minutes:** The September, 2016 meeting minutes were read by Dee Spilker. Motion made and seconded to approve the minutes. September 2016 meeting minutes were approved and accepted.

**Financials:** The financial report was reviewed and Sheri will call the HOA Management to clarify the names and amounts on the Aging Report. Based on that exception, a motion was made and seconded to approve the financials. Approved and accepted.

**OLD BUSINESS:**

**Annual Meeting:** The annual meeting will be held on Wednesday, December 7 starting at 6:30 pm. Location of the meeting will be at Brookdale Park Place, 601 S Park Road in the Sun Room. A newsletter will go out with a reminder of the meeting. No charge for the room but may be a charge for the coffee and cookies. Agenda at this point in time will include: Welcome from Leo, Happenings for the year, 2017 Budget for approval, Plans for the New Year (Landscape, snow removal, neighborhood watch, etc.), Questions and answer time, Nominations/Elections for Vice President, Treasures, Landscape Director.

**Welcome Basket Delivery:** Welcome baskets to new homeowners will be delivered in the coming week.

**NEW BUSINESS:**

**Contracts/Bids Snow Removal:** Snow removal bids were reviewed. Decision was that snow removal would not be done at the 2 inch mark, but rather the 4 inch and higher mark; no sidewalk clearing as we have a snow blower (Doug S) which could be done by volunteers to clear the walks. (The reason for no sidewalk clearing is that if the company clears the walks, then the county comes by and covers the walks up, it is an additional charge to the HOA to come back and clear the walks. We do need volunteers to help with clearing the walks using the snow blower.) Also, deicing/sanding the road would be by request only from the HOA. The motion was made to accept the bid of C&C Yard Care. Motion seconded and approved and passed to accept the bid of C&C Yard Care.

**Budget Setting for 2017:** Review of the 2017 budget was completed. Noted that the D&O/Liability insurance was higher as the common area costs were up. Need to add snow removal to the budget. A motion was made to transfer \$700 from the reserve funding to snow removal. Sheri will let the HOA management know of the transfer of funds. There was a motion made to accept the 2017 budget with the above noted proposal of transferring funds from the reserve to snow removal. Motion was seconded. Approved and accepted as noted.

**Crime Watch/Neighborhood Watch:** Discussion held about forming a neighborhood watch. This will be presented at the annual meeting.

**Open Discussion:** Discussion was held about the area between John and Daniel houses. They want to buy but that cannot be done as this is designated as a common area. There is the possibility of an easement which would be transferrable for their right to use exclusively and their responsibility for upkeep. This would need to be approved by the community and HOA Board. Ongoing discussions continuing and no final decisions made yet.

**Next Meeting:** The December annual meeting will be held on Wednesday, December 7, 2016, at 6:30 pm at Brookdale Park Place, 601 S. Park Road, Sunroom.

Meeting adjourned at 7:53 pm. Motion made, seconded, and approved for adjournment.