MINUTES – REGULAR MEETING 3/25/2019

- The meeting was called to order at 6:40 with all members present
- The agenda was approved 5-0
- The minutes from 12/17/2018 were approved. Bill M mentioned there were some updates to his understand that would be reviewed later in the meeting per the agenda. Approved 5-0.
- Glen H updated the board with 2 CDs that were opened with Dupaco and Fidelity. Rates of 2.52% and 2.5% for 15 and 12 months respectively. Snow bill has not come in to date, but expecting it be larger than last years' approximate $7500 last year. There were a 2 lots sold that will have bills go out the first time for the next quarter. There had also been a few condo unit owners change. A lot sold just this week will not be billed until next quarter. There was only the one delinquent, and that account was delinquent by 3 quarters.
- Brian G communicated there will be a bill come out to renew the website for 2019. Jeff W mentioned with the warmer weather the board should send out a reminder about kids being outside.
- Jeff C mentioned a letter that was sent out to the entire neighborhood for nextdoor.com. The board didn't think there was anything for the board to get involved with.
- The board discussed what updates to the covenants the board wants to take on. Jeff C motioned to proceed with amendments to the covenants with regards to renewable energy, roof pitch, and brick and stone for block 5, seconded by Jeff W. Motion carried 5-0.
- Bill H briefed the board that 'common areas' are owned by the Homeowner's association, such as streets. 'common elements' are 2 types which
    - General – land buildings and improves, including the land under the units, are own as fractional ownership for each unit. 4 condos, each condo owns a fourth of the lot, for example.
    - Limited - sidewalks, outside walls, roofs, driveways, decks, patios. These are owned by the unit owner.

  This means the board has the sole authority to grant easements, and so the board should be the signees on the recent request from the City of Peosta. Bill H suggested we have the attorney review this to confirm these positions.

- Jeff C noted he had not made any more progress regarding the 28E agreement for water. Jeff C mentioned now the city has the manager, now might be the time to pursue it further.
- The board reviewed complaints received, which were none.
- Brian G motioned to approve Hermsen's house with the understanding that it is communicated that steel is not an approved material.
- Jeff W mentioned Mike M had submitted a new plan. The board reviewed the plans and agreed to ask for how much of the first level is brick compared to siding to ensure compliance with the covenants.
- The board discussed the construction on Lot 16 about construction that had begun.

- The board reviewed a number of storm drains that need some work and review. Bill H declared the condos have work to do and will have McDermont review these concerns when they are out next.
- Glen H stated Maquoketa Valley REC reported back to the board the light at the end of Thunder Ridge Drive is owned by the association, not them. Therefore, it would be our responsibility to hire someone to change the light.
- Next meeting was set for July 29th at 6:30.
- Brian G motion adjourn, seconded by Jeff W, carried 5-0.