

HH2 Board Meeting – 2/10/16

Items for Discussion

Jeremy Knecht from J Jacobs was invited to present a proposal for 2016 landscape maintenance at the meeting. We also asked for his thoughts / comments regarding other items that we thought his company could address. His comments are included within the minutes here.

Annual Dues:

- Should be in the mail on Thursday (Feb 11) and to residents by Saturday or Tuesday (Monday is Presidents Day)
- Dues are due by March 15
- Late fees begin on April 15.

Flagpole at Woodbine entrance:

- Possible that the pulley and / or rope is broken
- Len Mroz has purchased a new rope (possibly a pulley too?)
- Discussed someone taking a look to see if it's just stuck rather than broken
- Asked Jeremy from J Jacobs if they can take a look and if they can fix
 - o He said they may be able to.

Lost three trees around lake from winter weather:

- There's just a stump left at Hawthorne sidewalk on west side of lake
- The other tree by that sidewalk is gone
- Third tree was smaller, near the electrical box on south side of lake
- Jeremy from J Jacobs will take a look at this to see if it will be ok or needs to be pulled.

Apron fix around lake:

- Talked last fall about options for fixing the ground that's eroding around the concrete apron, particularly on the south side of the lake
- We've had suggestions of clay injections, slab jacking, plastic sheathing
- Believe it's a two-step process, dealing with the ground underneath as well as the concrete
- Jeremy had heard of using spray foam insulation, that a company out of Fairbury specializing in this type of insulation had fixed a similar issue. Jeremy provided contact information & Don Read will follow up
- Jeremy was asked to submit a bid for re-grading the ground around the apron, which has fallen several inches, after the work to repair the apron is complete
 - o He will submit a bid for that work.

Updating covenants:

- Jim O'Neal may be able to provide examples from other developments he's worked on.
- Some items in our covenants are out dated
- Now that we're a mature subdivision and not still in development stage, for the most part, we need to address items such as additions, remodels, maintenance, etc. as well as update for modern materials
- Once we get some updated language, the board will do a preliminary review.

Financials:

- We have \$5,758 in the checking account
- Not unusual to be low at this time of year
- Dues notices going out now, and people will begin paying immediately, which will replenish the balance
- Recent expenses relate mostly to electricity, miscellaneous office supplies, some water bills
- Insurance costs have gone up
 - o Kim will talk to our agent about reallocating coverages within our policy,

Jeremy Knecht from J Jacobs presented his proposal for 2016 landscape maintenance:

- J Jacobs has performed landscape maintenance in the subdivision for 5 years
- All crew members will be coming back to work for him this summer
- He presented the landscape maintenance proposal for 2016
- Some costs have increased, and some have not changed since 2014
- Overall, we believe they do good work and are responsive to our concerns.

Next meeting is scheduled for Wednesday March 9 at 6:30 pm.