

# MINUTES

## **Asbury Farm Homeowners' Association Annual Meeting Minutes**

### **Grace Church**

*Monday, April 15, 2024*

#### **Call to Order**

The meeting was called to order by Gary Lindgren at 6:30 p.m.

#### **Introductions/Announcements**

Gary and the Board members gave introductions. Board members in attendance were: Gary Lindgren, Ryan Corell, Andy Flagge, Michelle Lamers, Jeff Newell, Libby Wickman, Roger Schlitter & Nate Halverson.

#### **Approval of Agenda**

A motion to approve the 2024 Annual meeting agenda was made by Ryan Corell, second by an HOA member in attendance. Motion carried.

#### **Review of the 2023/2024 Minutes.**

The 2023/2024 minutes were read to the Members in attendance.

A motion and a second to approve the 2023 Association Annual Minutes were made by HOA Members in attendance. Motion carried.

#### **Committee Reports**

Architectural Committee ~ Ryan Corell

Ryan presented the report and gave an overview of the past year. There were two new construction projects and twenty improvement projects approved by the committee for 2023/2024. Ryan let the members know that the ACC is easily available by phone, email or text and contact information can be found on the website. They are happy to answer any questions. Forms are available on the website. Do not submit the completed forms on the website but send or drop them off to a member of the ACC. Ryan asked the Members if there were any questions and there were no questions asked.

Grounds Committee Report ~ Gary Lindgren

Gary presented the report and gave an overview of the past year. There continues to be tree trimming and removal of ash trees on the common grounds. There are currently 62 ash trees on the common grounds. The committee continues to remove and replace the ash trees as they die off. The cost is approximately \$2,000 to remove each tree. Pathways continue to be maintained. One more path currently needs to be replaced from Arrowood to Script Road. Bob Tuttle from NI Sand & Gravel is retiring, and the committee will look to find someone else that has smaller equipment to do future path repairs on the larger paths. Smaller paths are being replaced with concrete. The Grounds committee also oversees the mowing, fertilizing and weed control. J&M who mows the grounds does have a 15% increase in their cost this year. They have not raised their rates in 10-15 years but must increase due to labor and insurance costs. They also clear snow off the pathways within 48 hours in the wintertime. J&M does an excellent job with the grounds.

### Recreation Committee Report ~ Libby Wickman

Libby presented the report and gave an overview of the past year.

A shelter house was constructed on the main playground in memory of Angie Hansen. Concrete was replaced and a new bench was installed by the playground near Ridge Road. The baseball diamond had crushed limestone and new bases added. J&M drug the diamond every other week and weed control was applied to the diamond. A new playground was installed on Woodbine. Baseball diamond reservations are posted on the Asbury HOA Facebook site. Recreational guidelines have been posted on the HOA website.

A motion and a second to approve the committee reports for 2023/2024 was made by HOA members in attendance. Motion carried.

### Treasurer's Report ~ Roger Schlitter

Roger gave an overview of the budget. Grounds, trees and pathways continue to be the largest expenses. There are reserves built up for Ash tree removal (\$50,000), Pathway improvements (\$18,000) and Recreation (\$5,000). The Board continues to try and keep the annual HOA dues down to \$400. There are currently 203 lots paying dues with total current annual revenue of \$81,200. Roger thanked members for paying their dues on time. There have been several that do not pay, and the board has to utilize our attorney to go after unpaid dues. These legal fees add up and some of the dues that HOA members pay ends up going towards paying this expense. Roger opened it up to questions from the members and there were none.

A motion and a second to approve the 2024/2025 budget were made by HOA members. Motion carried.

### **Election of nominated board / committee members**

The following are the slate of officers / committee members nominated with their terms:

Gary Lindgren (2027) Board President & Grounds Committee Chair

Roger Schlitter (2027) Board Treasurer

Brian Wait (2027) Board Secretary & Rec Committee Co-Chair.

Nate Halverson (2027) Board Member

Andy Flagge (2027) Board Member & Website Administrator

Libby Wickman (2027) Board Member & Rec Committee Co-Chair

Gary opened it up to HOA members for recommendations or nominations. There were none.

A motion and a second to approve the 2024/2025 nominated Board / Committee was made by HOA Members in attendance. Motion carried.

### **Other Items:**

#### **Presentation by Router 12**

Router 12 was set up at the meeting to answer questions for HOA members. They gave a presentation for the members. The first section of construction is close to being completed. Router 12 has been in business for 12 years and they started installing fiber in North Iowa 3 years ago. They are registered with the State and have a permit with an easement for the project. The public can look this information up at City Hall. Their upload speed will match their download speed and they provide competitive pricing. The box will be in the backyards and not run to homes unless the homeowner subscribes. Their units will be underground. They stated there will be as little disruption as possible to yards and most of the time you can't tell they have been there. If a member's yard was

tore up and not replaced appropriately they said to make sure to let them know. Router 12 answered several questions for the Members in attendance.

### **Open Discussion**

There was discussion on the brush along Script Road. This cannot currently be burned and discussed looking into heavier equipment to cut it down and look into renting Goats again.

Kevin Hardy commented that it could be possible for HOA members to adopt an ash tree to cover expenses to treat them. This could be a tree close to their property that they do not want to come down and could help spread out the cost of removing the trees.

Gary mentioned he has been in contact with the police department to have them place the speed monitor along Asbury Drive for a period of time when they can.

Gary gave a few reminders to members:

- Call 911 to report suspicious activities
- Clean up after pets on pathways, sidewalks, streets, cul-de-sacs and common areas.
- Debris and Grass clippings need to be properly removed and not disposed of on common areas and other private properties.
- Inquiries on any Asbury concerns should be made through the Asbury Website Contact us page. [www.asburyhoamasoncity.org](http://www.asburyhoamasoncity.org)

### **Adjournment**

A motion and a second was made by Members in attendance to adjourn the meeting. Motion was carried and the meeting adjourned at 7:35 PM.