

South Fork Homeowners Association

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February 10, 2022

The Library Center

Board Meeting Minutes

Present

Ben Boslaugh – President

Jennifer Ulven – Vice President

Jeremy Welker – Secretary

Mayela Hilton – Treasurer

Paul Mayer – Director

Eric Warakowski – Director (via Zoom)

Absent

Bryon Oster – Director

Homeowners: None

The board meeting was called to order by B. Boslaugh at 7:00 p.m.

Motion by P. Mayer, 2nd by J. Ulven to approve minutes from January. Motion passed. Minutes are recorded by J. Welker. Further motion by J. Welker, 2nd by J. Ulven for J. Ulven to post a summary of board meetings onto the South Fork Facebook page going forward. Motion passed.

Treasurer's Report

1. Financial report from January presented by M. Hilton. Motion by J. Ulven, 2nd by P. Mayer to approve treasurer's report. Motion passed.
2. Discussion on amount of overages in line items for the year 2021. Most overages were due to a number of "extras" that were agreed upon during the year, including tree trimming (in the "Mowing" line item) and new replacement furniture (in the "Furniture-Pool Gen Svcs line item).
3. Dues will likely need to be raised in the near future as a result of inflation. J. Ulven will research dues amounts at other area HOAs to present at a future board meeting.
4. Plan going forward will be to email the budget to the board towards the end of the year so more time can be had for analysis prior to the end of each year.

New Business

1. B. Boslaugh presents a short survey that he proposes be given to homeowners, and that it be given to homeowners during the annual BBQ with a current version of the 5-year plan being given to homeowners at the annual ice cream social.
2. Discussion on need to purchase a doggie bag stand and kids at play signs, and where those should be placed within the neighborhood. Motion by P. Mayer, 2nd by M. Hilton to purchase stand and signs. Motion passed.

Old Business

1. B. Boslaugh reports on the contact made to Greene County regarding speed signs. A Greene County representative stated that permanent solar powered signs are not worth the trouble as batteries in such signs in other parts of the county are routinely stolen. It was stated by the representative that the HOA could be put on a list of areas where the county would place temporary signs. B. Boslaugh also suggests purchasing “slow” silhouette signs to be placed in areas of the neighborhood during the summer, and that the costs would be less than \$250 altogether. Motion by J. Ulven, 2nd by P. Mayer to purchase signs. Motion passed.
2. Report given by P. Mayer that he and B. Oster visited the owner of the green car on Nettleton with flat tires and discussed how the car being present for so long in the owner’s driveway was in violation of South Fork covenants. However, they stated to the owner that simply inflating the tires would bring it into compliance. According to P. Mayer, the tires had not yet been inflated since that visit. J. Welker will prepare and send a certified letter to the homeowner to outline what was stated during the meeting and to request the homeowner to attend the March board meeting if there remains an issue with the vehicle.
3. Report also given by P. Mayer that he and B. Oster attempted to visit the owner of the commercial truck on Nettleton. However, the owner was not home at the time of the visit. J. Welker to similarly prepare a certified letter to the homeowner to state the violations of the covenants are request that the homeowner attend the March board meeting if there remains an issue.

Pool Report

1. E. Warakowski reports on pool repair costs. Replacement line for the baby pool will be approximately \$600 and replacing the sand in the main pool filter will be approximately \$900. Motion by J. Welker, 2nd by P. Mayer, to approve costs up to a max total of \$2,000. Motion passed.
2. J. ULven states she will purchase cleaning supplies for the pool ahead of pool season this year.

Motion to adjourn 8:05 p.m. by P. Mayer, 2nd by M. Hilton. Motion passed.