

South Fork Homeowners Association

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October 16, 2023

The Library Center

Board Meeting Minutes

Present

Ben Boslaugh – President

Jeremy Welker – Secretary

Mayela Hilton – Treasurer

Bryon Oster – Director

Eric Warakomski – Director (by phone)

Absent

Jennifer Ulven – Vice President

Matt Pace – Director

Homeowners: Abby Brown, Greg Hilton

The board meeting was called to order by B. Boslaugh at 7:04 p.m.

Motion by E. Warakomski, 2nd by B. Oster to approve minutes from September. Motion passed. Minutes are recorded by J. Welker.

Treasurer's Report

1. Financial report from September presented by M. Hilton. Motion by J. Welker, 2nd by B. Oster to approve treasurer's report. Motion passed.
2. The same two homeowners still have not paid their July dues. J. Welker has not yet sent letters to those homeowners but will do so before the next meeting. (There technically is a third homeowner who hasn't paid for multiple dues cycles and had wanting to withdraw from the HOA; this homeowner will be taken off the HOA list but will be brought up again in the future when the house is put up for sale.)

New Business

1. Discussion on need for new computers for M. Hilton and J. Welker to perform their job duties. Motion by B. Boslaugh, 2nd by B. Oster to approve up to \$800 for purchase of two chromebooks for this purpose. Motion passed.
2. 2024 budget prepared by M. Hilton. The only major changes are to increase the playground maintenance budget and to decrease the special events budget. Motion by J. Welker, 2nd by B. Oster to approve 2024 budget. Motion passed.

Old Business

1. Pool survey results presented by Abby Brown. E. Warakowski will take results and put it into a graph that will be able to be presented to the HOA.
2. B. Boslaugh makes presentation clarifying where the issues are with the pool and potential options. A. Brown and the pool committee agree to start calling different pool companies but would like to have some guidance on what questions to ask. B. Boslaugh and B. Oster will work on a narrative form that the pool committee will be able to use.
3. Decision made to not have food trucks on Halloween due to J. Ulven's previous report to the board that all trucks contacted either were not working that night or were already booked.
4. Current HOA projects – B. Boslaugh reports that: (1) the tree project is planned for Sunday, October 22; (2) the new airplane on the playground will need to wait until spring; and (3) supplies for the bridge project will be purchased in the near future.

Pool Operations

1. New card access project to be discussed in more detail at the November meeting.

Motion to adjourn at 7:48 p.m. by J. Welker, 2nd by B. Oster. Motion passed.