

South Fork Homeowners Association

southforksgf.com

June 13, 2024

The Library Center

Board Meeting Minutes

Present

Ben Boslaugh – President

Jennifer Ulven – Vice President

Jeremy Welker – Secretary

Mayela Hilton – Treasurer

Bryon Oster – Director (arrived late)

Eric Warakomski – Director (by Zoom)

Matt Pace – Director (by Zoom; arrived late)

Absent

None

Homeowners: Jim Bingham, Amey Boslaugh, Mike Warren, Mike Hatcher, Meg Horne, Abby Brown, Janet Bean, Greg Hilton

The board meeting was called to order by B. Boslaugh at 5:30 p.m.

Motion by E. Warakomski, 2nd by M. Hilton to approve minutes from March. Motion passed. Minutes are recorded by J. Welker.

Treasurer's Report

1. Financial reports from March through May presented by M. Hilton. Motion by J. Ulven, 2nd by J. Welker to approve treasurer's report. Motion passed.
2. All dues for the first half of 2024 have been paid.
3. Dues invoices for the 2nd half of 2024 to be sent out by J. Welker later this month.

New Business

1. Discussion on South Fork sign on the corner of Franklin and Plainview and the upkeep of the area around the sign. The current homeowner of the property has agreed to provide upkeep of that area. Motion by J. Ulven, 2nd by M. Hilton to approve up to \$350 for the upkeep (with the anticipation that it will actually cost around \$150) with the direction for the homeowner to submit plans before performing work. Motion passed.

Old Business

1. Discussion regarding the pool replacement vote taken in May and the passing of that vote:
 - a. Ballots asked homeowners to vote yes or no for the pool as well as their choice of a lump sum payment (estimated to be \$1,687.35) or monthly payments for one year (12 monthly payments of \$147.17 for a total of \$1,766.04 with 8.5% interest) or two years (24 monthly payments of \$76.70 for a total of \$1,840.79 with 8.5% interest). Additional payment options are being made available on a case-by-case basis for those that may struggle with those options.
 - b. While the bylaws provide that a vote could have been taken during the pool open house meeting held on May 9, 2024, the board decided that it would be fairer to give the whole neighborhood an opportunity to vote. The board received 92 yes votes, 35 no votes, and 41 abstentions. Due to privacy, the names of the homeowners who voted and how they voted cannot be disclosed.
 - c. Questions regarding pool bids was brought up by Mike Warren. B. Boslaugh and B. Oster explain that three companies were solicited for bids, with one ultimately bowing out, leaving us with bids from Fishel Pools and Doug's Pool. B. Oster reiterated that very few pool companies want to redo an existing pool and greatly prefer to build totally new pools. Abby Brown, chair of the Pool Committee, explained that the bids received were in line with bids that were received from other neighborhoods in the area; our pool is also much more costly than a simple private pool at someone's home.
 - d. The fence and pool house are overall in good shape are not directly included in the bids received.
 - e. The board went to Mid Missouri Bank to inquire on financing and it will be the bank that we go to obtain a loan if and when it is needed. The hope is that with the amount of homeowners paying the lump sum that we will mostly fund the project ourselves.
 - f. E. Warakomski states that when homeowners were given a neighborhood survey that the pool (and its eventual replacement) was brought up as a significant priority, and this project was put into motion at the bequest of a majority of the homeowners who saw the pool as important.
 - g. M. Pace discusses the new PayHOA system which the board is in the middle of implementing. It will be used for assessment payments as well as dues payments going forward to facilitate easier collection of money. It also has other useful features such as email and phone communications to homeowners.

Pool Operations

1. Not discussed at this meeting.

Motion to adjourn at 6:30 p.m. by B. Oster, 2nd by M. Hilton. Motion passed.