

South Fork Homeowners Association

southforksgf.com

November 14, 2024

St. Elizabeth Ann Seton Church

Board Meeting Minutes

Present

Ben Boslaugh – President

Jennifer Ulven – Vice President

Jeremy Welker – Secretary

Mayela Hilton – Treasurer

Bryon Oster – Director

Eric Warakowski – Director (by Zoom)

Matt Pace – Director

Absent

None

Homeowners: Greg Hilton, Katy Rubelee

The board meeting was called to order by B. Boslaugh at 7:02 p.m.

Motion by B. Oster, 2nd by M. Hilton to approve minutes from October. Motion passed. Minutes are recorded by J. Welker.

Treasurer's Report

1. Financial report from October presented by M. Hilton. Motion by J. Ulven, 2nd by J. Welker to approve treasurer's report. Motion passed.
2. Discussion on 2025 budget as drafted and presented by M. Hilton.
3. Per M. Pace and M. Hilton, all homeowners have either paid assessment or have arrangements made to make payments.
4. Discussion on current late fees owed by homeowners for assessments. Because of some difficulty and confusion with starting payments via PayHOA, agreement made that late fees due by homeowners will be "wiped clean" in 2025 as long as payments are continued to be made on time.

Old Business

1. South Fork sign.
 - a. J. Ulven reports that there has still not been any contact from the homeowner whose property contains the South Fork sign regarding maintaining that area.

2. 2025 Elections

- a. Ballots will be sent out in conjunction with dues. M. Pace will send all out via email with PayHOA, and will also mail them out in the regular mail so as to make sure to “catch” everyone who don’t really communicate via email and so ballots will be less likely to just be printed off multiple times instead of one per household. J. Welker will put a check box on dues so homeowners can choose that they want all such future dues and communications only through email.
- b. Katy Rubelee has expressed interest in fulfilling the remainder of E. Warakowski’s director term in 2025. Motion by J. Ulven, 2nd by M. Pace to appoint Rubelee to fill the remainder of the term. Motion passes.

3. Pool replacement project

- a. Work continuing by Fishel Pools.

4. Bridge project

- a. Discussion on future closure of bridge and need to use stairs in the parking lot when it is closed. Temporary handrails may be necessary to place on the stairs when the bridge is closed.

5. Speeding issue on Parkhill

- a. B. Boslaugh reports that he received a contact back from the county regarding his inquiry into stop sign(s) on Parkhill. J. Welker will ask the person on the board at Fox Hollow who he has contacted in the past via Facebook to gauge their interest in participating.

New Business

1. J. Ulven reports on homeowner piling brush into a common area on Highpoint. Lawn maintenance service may not dispose of without extra cost, and board may need to bill the homeowner extra if it turns out to cost more.
2. Discussion regarding homeowner who is selling home and is on a payment plan and currently still owes remainder of assessment. Agreement reached that J. Welker will explain to title company that the board will accept the current balance without interest of \$1,570 to be collected at closing, or that a new payment plan will need to be worked out with the new homeowner.

Pool Operations

1. No report this month.

Motion to adjourn at 8:22 p.m. by B. Oster, 2nd by J. Ulven. Motion passed.