

Minutes
Roosevelt Ridge Condo Association Meeting
May 13, 2015

Lynne called the meeting to order.

The agenda was reversed. Craig Bessinger was invited to speak and clarify the parking situation at the end of Dustin/Connie. Craig referred to the various site plans for the various developers. When the 2004 site plan was filed by the builder, Dave Dornbos, parking was eliminated, as well as the zoning ordinance forbidding parking that area. Craig fielded several comments and questions from the association members. To revise the 2004 site plan the association would need to put down a \$1000 deposit. There is no guarantee the plan will be approved.

Craig also addressed the issue of the signs posted on the association property. According to city zoning parking on the streets is not allowed. Even though we are a private association, parking on streets is not allowed. Unless there is a complaint filed, the police will usually not issue a citation on private association property. Mike Teeter, the proxy to speak on behalf of Dave Hulings shared the findings of the research done on parking.

After Craig left, Dan (Tag) made a motion to cease discussion on the topic and we as an association take steps to move forward. The motion carried.

Kathy read the minutes from the December 10 meeting. Minutes approved.

Cindy presented an update on the treasurer's report. We also have \$13,489 in the reserve. Report approved.

Kathy reviewed the removal of the trees on the east and west sides of the association property. Andy's Tree Service cleaned up more than they quoted.

A presentation on the need for a new injection pump was given. Replacing the 30 gallon tank with a 100 gallon tank would be cost effective because Krause Brothers Irrigation would not have to make calls as often. The unit cost for a pump is \$380.49 and \$337.73 for the tank. Total cost with labor is \$906.31. (Dan, Jean) Kathy to call Chris that he should install the new pump and 100 gallon tank.

Dave M. presented the material on replacing Theresa's driveway. He presented the 3 bids from Rob Gemmen Contracting, Nienhuis Construction, and McMillan Concrete. The board had recommended we hire Nienhuis Construction, even though they do not offer a warranty. After discussion and questions on the cause and time lapse the members approved hiring Nienhuis Construction. (Cindy, Dan)

Cindy C. brought up the fact that she has had a large gap from the foundation and stoop. Other members began sharing what is happening to concrete work. A motion was made and approved that we look at all the condos to see what needs to be done and then have all the work completed at one time. We should table Theresa's work. Approved.

Dan stated that now is the time to hire a condo management group. Heather gave a history of the board's look into a management group. John Timmerman had provided the board with cost and what they would do for the association. Another possibility is to outsource the financial aspect of the association. Cindy and Dan to look into possibilities.

Lynn submitted her resignation as president of the association. Barb resigned her position as member-at-large, and Cindy resigned as treasurer. Cindy would stay on as treasurer until a replacement is found.

Because of the loss of a president, Tag recommended Dave Hulings as a pro-tem president. Members agreed and a special meeting will be held in the near future to fill the president's, treasurer's and member-at-large positions.

Kathy shared that she would continue with taking care of landscape beds as she was originally hired. She will not pick up trash and damage done by winds. This decision comes because of the interference of an individual to look into a contract job with City Farmer and being blamed for causing the problem with members getting upset over the sign on the Dustin/Connie Street.

Cindy made a motion to adjourn the meeting.

Submitted by secretary,
Kathy Olthof