

Josephine Crossing Home Owners Association Minutes 2011

Thanks for coming, we have quorum.

1. Budget -
 - a. We took in \$25 more than what we had set
 - b. We spent \$2000 for fireworks but only took in \$1220, so if everyone could kick in, we should be able to pay without going into reserves
 - c. Snow Removal: We got a 4 wheeler so we were able to plow more quickly.
 - i. Carriage Lanes: We checked with the City to see if we could be allowed to plow the carriage lanes, they said no.
 - d. Sprinkler Maintenance: Amended up a little bit because of more parks but not much because we didn't need as much as we thought
 - e. Professional/Management Fees: just office time and postage
 - f. Utilities: just for wells that water parks
 - g. Motion to approve budget made by Arline Foster, second by Linda Byam
 - h. Motion passes
2. Maintenance Contract
 - a. Jim is getting a new knee so we've hired someone to manage the mowing
 - b. Evan Brucker will be helping out
 - c. Motion to award contract to McCall Development by Lora Mattox, second by Kale Rogers
3. Enforcement of Covenants/Restrictions
 - a. We have to use fines to enforce covenants
 - b. 14 days without mowing lawn will be a fine of \$25 and cost of mowing
 - c. Garbage cans must be out of sight, warning and then \$25 fine
4. Neighborhood Directory
 - a. Kelly Smith has been in charge of the neighborhood directory idea
 - b. Some people reserved about information being public but also want to be able to share
 - c. We would like to create an opt-in option, look for that coming
 - d. Facebook has been a great way to keep in touch with people
5. Safety
 - a. Please help keep children out of job-sites for their safety
 - b. Children playing in over-digs is extremely dangerous! Please say something if you see kids around.
6. Street Speeds
 - a. We sent out a notice to all subs/suppliers that if they go over 15 mph, they will receive one warning and afterward, we will terminate the relationship.
 - b. Neighbors going too fast also, please slow down
 - c. Can we post our own signs? Lora Mattox (from City Planning) says she'll look into it, but says that it won't work anyway. Signs don't really do anything.
 - d. As we go into Phase II, we will be coming back through Phase I to retrofit more traffic calming - we will start digging in August so will happen this fall.

7. Dogs

- a. Please clean up after your dogs!
- b. If you see a repeat offender, contact a board member and we can look into fining
- c. After Charrette, was there a plan for a dog park? Not in the neighborhood, however, there is a plan for an area near Riverfront Park that will be nearby but for now, we have Norm's Island

8. Radon

- a. A neighbor in the neighborhood has reported a high radon reading.
- b. Typically, we shouldn't have rates over 4, we're getting reports of 9
- c. Our game plan, some home tests aren't accurate so we're going to buy a machine and rent several more
- d. Several homes have resold that haven't had high readings
- e. We're testing all homes that would like it and in the event that mitigation is required, we're offering to do it for our cost. It should cost anywhere from \$1500 to \$2500. We think we can do it for from \$200-\$600.
- f. All homes have a pipe coming out of the slab, they should have a cap on them. If they have just tape, that could be part of the problem. Please call the office if you don't have a cap
- g. Reason for possible problem; as we actively exhaust the air in the homes, it might be coming up from the slab; could be coming through the water line into the house, that should be sealed.

9. Neighborhood Events

- a. 4th of July Party
 - i. Allocate the same funds?
 - ii. Ben would like more. Joe Straight makes a motion to move up to \$2500, Lora Mattox seconds
 - iii. Discussion:
 1. Please don't set fireworks off in our neighborhood;
 2. If we didn't come up with \$2000 last year, why budget for more this year.
 - iv. Motion Fails
 - v. Motion to use same amount of funds as last year by Fred Foster, second by Linda Byam
 - vi. Discussion: Try to put in \$25 by June 20th, (we'll send out an email telling everyone who wasn't here)
 - vii. Committees
 1. BBQ: Brad Hudson, Greg McCall, Brian Wilson
 2. Parade: Tammie Easton, Ann Brucker, Tasha Straight
 3. Street Dance: Brad McCall and Chris Smith
 4. Fireworks: Ben Reichenbach, Joe Straight, Guy, Jared Harris
 5. Game Committee: Linda and Rick Byam
 6. Bake Off: Tasha Straight, Mamie Wilson
- b. Movies in the Park
 - i. Volunteers to help: Greg and Brad won't be able to make it to all of them; Guy Atkins, Kyle Brucker, Brian Wilson, Shane Lovering

- ii. Move to Thursday night sometimes? Alternate? Shane makes motion to alternate between Thursdays and Fridays
- iii. Motion carries
- iv. "Movie Tonight" Sign :)
- v. Bring something to share and make it a potluck
- c. Concerts in the Park
 - i. Will also have a "People Market"
- d. Motion to Adjourn