

Kelarie Community Association (KRCA)

Annual Meeting
Minutes of Meeting
October 19, 2020

1. Introductions – Joe Gulino introduced himself, and Carly Kalkoffen
(There were a total of 28 people in attendance in person (8 couples, 12 single – 20 homes))
2. General
 - a. JG provided an overview on purpose of meeting and presented the agenda, and changes to the agenda, moving new business to the front, and budget after request for advisory board members.
3. Open Request for Advisory Board Members
 - a. JG requested volunteers for the Advisory Board and various committees, they are going to be needed once we get through with phases 5 & 6, told them to email us if they are interested.
 - i. Advisory Board will have 5-7 people, and this board is training to be the board of directors once the HOA takes over. We are paving a section, then one more section to be done then it will be the HOA's neighborhood.
 - ii. Grounds Committee – explained that we need a committee to report to us if there is an issue or needs repairs. We don't live there so we don't know what is going on. Mentioned he hired Pat, but Pat's main focus is not to drive around checking those kinds of things, they need to let us know.
 - iii. Pool Committee – explained need a pool committee to keep an eye on the pool area and let us know if they need supplies, and help make sure clean up is done after parties, etc.
 - iv. Architectural Approval Committee – can set this up so we can turn this over to the HOA to manage the approval of the architectural items
 - v. If there are ideas for other committees, let us know, and if you want to volunteer, let us know and we trying to get them going in January 2021.
4. Budget
 - a. JG explained that the budget is just a budget, we don't know exactly how much we will end up spending, and that we use estimations from previous years.
 - b. JG explained that 256 homes are what we know is out there plus what has sold, we don't know what will sell in 2021
 - c. JG talked about the reserve, and reminder that even if we do sell homes we get prorated dues, so it won't necessarily be the full \$445 all year for new homeowners.
 - d. JG explained about expenses that could come up, that the pool is two years old and in about 10-12 years they need repairs, and this is one of the reasons why we raise the dues
 - i. Replastered, \$40k in today's dollars
 - ii. Pump Replacement \$3k
 - iii. Change Sand \$2k
 - iv. Wells, have two choices to replace well for \$5k-\$10k or tap into city for \$3k
5. Questions that came in to him via email
 - a. JG brought up the constant complaint about Landscaping
 - i. Showed them a map of the common areas and also explained that not ALL of it is being maintained right now because it is really expensive. Cutting Kelarie Way is super expensive and all of this is a balancing act.

- b. Brought up that he got question/complaint about why the sprinklers are on all the time. Joe says he emailed Almost Heaven and told them to get rid of any sprinklers he really doesn't need. Joe explained he may have been watering to get rye grass going.
 - c. Various homeowners have complained about dog poop. We can send something out, but if you see a neighbor doing it, call them out on it yourselves too.
 - d. There is a question about yard maintenance and if we have standards for that, we do, and that is why we need grounds committee to tell us about them, if you report someone we won't ever tell them who told us. Joy is also out there looking for those things.
 - e. We received comments from Edwina, mostly same as already addressed, but there was one asking about the pool cost, joe explained the \$1300 we have to pay for Elite and they have to be professionally certified, and the \$300 per week to clean the bathrooms. The water and power for the pool are included in the utilities budget.
6. Opened for Questions from the floor
- a. 10% increase
 - i. Joe talked about the reserve, and that we might not necessarily have to always raise it by the full 10% if we can get to where the reserve can cover repairs, etc.
 - b. Is there a cap on the 10% increase
 - i. Joe answered no
 - c. Some other subdivisions near by have lower dues than we do
 - i. Joe explained, but what does it include
 - d. Is there a plan for a clubhouse?
 - i. Joe answered no, they don't get used, he had them at other subdivisions he did and the only time it got used was for the annual meetings, so not worth it the cost
 - e. The landscaping in the main entry is really getting eroded? Is there anything we can do to make it nicer?
 - i. Joe will let landscaping know and see what we can do
 - f. Too many rocks being dumped in one place near bundoran/Dublin loop
 - i. Joe says we are making them part of the landscaping, he will check with the contractor about them all being in one place right now, and they need to be spread out.
 - g. Can we plant trees, or move them around/to the walkway path?
 - i. Joe answered, we can look into it.
 - h. Lives at the end of Mullingar in the culdesac, is there going to be nice landscape around there when the last houses are in there?
 - i. Joe says we are planting trees around the detention pond area there during thanksgiving time, planning on some kind of tree that stays green year round
 - i. Complained about something big and white that was left and hasn't been picked up? Pat or Joy needs to see those things and clean them up
 - j. 248 Carlow complaint about dead trees being dangerous and the last storm almost hitting his house and, the storm drain near his house is piling up with crap, are we re-seeding the banks?
 - i. Joe answered we will work on this, we didn't sod this area, might have to put matting in april to get it to grow.
 - k. Lady that lives near bundoran/dublin loop asked about staining her fence,
 - i. Joe told her only clear is approved, unless they get people together to vote on standard colors, need to have standard so we don't have a bunch of weird colors all over the neighborhood
 - l. Same lady as k. mentioned that there is a lot of speeding near the construction and near her house; very loud music from the construction site starting early in the morning; and trash left all over the place. Also asked about the empty lot in front of her house.

- i. Joe answered that they need to report the speeding and noise to the builders. Talk the the builders. Ask the County about the noise ordinance. Call Customer Service and request to talk to Bonnie Sue and complain about the builders. We can't do anything. We can try to bring to their attention on our end, but best coming from homeowners. Joe told her the lot that she is asking about is going to be developed.
- m. Are there plans for a playground?
 - i. Joe answered no, but that is something that if the homeowners want it can be voted on, but it is really expensive.
- n. Another guy complained about the music noise/profanity. Says he's gone and talked to them. Said Patrick should be helping and watching out for these kind of things.
 - i. Joe said to email us, and to call the cops if the builders are outside the noise ordinance.
 - ii. Jackie says she had called the police before about the noise and speeding and the sheriff came out and talked to them.
 - iii. Lots more discussion about the builders being noisy and speeding and what to do about it.
- o. Jackie asked what does the insurance on the budget cover?
 - i. Joe explained liabilities, common areas, pool, etc.
- p. Lady from k & I asked about speeding again, and the school buses/kids and it being dangerous

7. By-Laws Voting Ballot

- a. Joe mentioned that we mailed out the voting ballots and explained the by-laws. They will be available if you email Carly, and we'll get them posted online. They need to be returned by November 19.

8. Questions started again

- a. Question about dog poop trash cans
 - i. Joe answered haven't installed because it cost money to maintain, no one wants to take out the garbage from it
- b. Property line near the woods – builders need to clean up
 - i. Joe acknowledged.
- c. Can you give us a timeline of the subdivision expansion plans, and explain how much longer there is going to be stuff going on out there?
 - i. Joe explained that 5A is going to be paved in a couple weeks, once 5A is paved and approved we start 7, will come off of 6 and tie in to 5B. 5B should be done around April. Technically we as in land development will be done, then the builders come in and there are about 200 or so lots left to build, to total 400/450 houses total in the subdivision
- d. Question about how many entrances there will be
 - i. Joe answered 3 total, one through the Misty Woods subdivision that is coming in
- e. Budget question about why such a big difference in the landscaping?
 - i. Joe answered that we are adding new sections and new landscaping that needs to be maintained by the HOA, and we don't always know about how much the entire thing will be when we make the budget. It is just a budget, and we do our best to estimate how much it will be
- f. Asked if the dues will go up to \$700 soon, and if having more people come in and live there will reduce the dues
 - i. Joe said we don't know. We won't always have to raise it if there is a reserve. The dues probably won't ever be reduced, but maybe a rebate can be given if they've raised too high and don't need it all. Would be great to get you to \$100,000 in reserve though to cover the pool etc. Reserve helps so you don't have to do special assessments to cover things.

- g. Question about being able to see the financials
 - i. Joe answered they can make a meeting with me to see them, we don't send out. The financials for the fiscal year can be made available after 90 days
- h. Someone asked about using the activity area, if they have to sign up or something
 - i. Joe said no, just use it.
- i. How does that keep someone from off the street from using it?
 - i. It doesn't, but you can just use it whenever
- j. Jackie brought up landscaping again, dead trees, and areas not being fertilized etc.
 - i. Joe reminded them to just let us know if there are issues, so we can address them