

Minutes from MRHOA Annual Board Meeting
March 11, 2025
Manhattan Public Library Auditorium

Meeting called to order at 6:35 pm by MRHOA President Brad Olson

Board Members Present: Brad Olson, President
Cheryl Myrick, VP/Secretary
Elizabeth Shannon, Treasurer

Committee Leads Present: Brian Fehr, Architecture
Ryan McKee, Pool
Brandon Tapp, Maintenance
Gerg Spaulding, Maintenance and Irrigation

At-Large Members Present:

Homeowner's Present:

Old Business:

Secretary's Report (Cheryl Myrick): Roster is updated and prepared for turnover. Options were discussed for ways to increase communication, and funding was set to provide some communications by regular mail instead of just email. The Secretary will be reimbursed for postage and printing costs.

Treasurer's Report (Elizabeth Shannon): Our prior insurance carrier, American Family, no longer offers HOA insurance. After getting several quotes we are now covered by Shelter Mutual Insurance at a substantial increase in cost for the same coverage. The 2025 premium is \$3818, an increase of \$1588. In 2024 we had an income of \$61,123.61 and expenses of \$61,561.32. Our balance on January 1 was \$28,063.66, below the \$30,000 we prefer as a reserve. Projected expenses for 2025 are \$72,555. With dues increased to \$550, our income will be \$69,400. If expenses continue to increase as projected there may be a need for a special assessment to cover all expenses.

Pool Chair's Report (Ryan McKee): The pool will open Memorial Day weekend. No major repairs were necessary in 2024 and none are projected for 2025. Several times last year the pool was vandalized, and the pool furniture was thrown into the pool. We may need to purchase some additional pool furniture this year.

Maintenance Report (Brandon Tapp): There were no major maintenance events in 2024, and none are projected for 2025. This evening, a vehicle hit a tree on one of our medians on Amherst. The driver provided insurance information, and we will contact the carrier for a replacement tree and any other expenses incurred. There are a couple of trees that will need to be removed but we will wait so that we can combine several items to keep costs down. The contractor we use for landscaping continues to provide services for much less than other providers.

Maintenance Report (Greg Spaulding) The irrigation system is now fully installed. Greg will monitor the system for any ongoing needs and will also monitor water flow to help reduce the amount of water used in order to help lower our irrigation bill.

Architectural Control Committee (Brian Fehr): Most requests have been for fences. Setback requirements from the city for properties on Amherst continue to cause questions.

President's Report (Brian Olson): We have worked for many years to keep dues down and are now at a point where they will need to increase to help cover costs. Dues remain the same \$500 that was charged in 2000. We should also look at increasing our reserve amount above the current \$30,000 to reflect the change in costs since we set that amount twenty years ago. Some of our largest costs are for maintaining the medians along Miller Parkway and Amherst, which belong to the city. We will be looking at options to change the landscaping, rock the areas, or find other options to reduce our costs. As a last resort, we can turn them back over to the city to maintain, which will result in the areas not being well kept. Our goal is always to enhance our neighborhood and protect our property values.

Financial Health of the HOA: Dues will be requested to be raised by 10% per our HOA declarations, to be set at \$550 for 2025 and \$600 for 2026, unless there is a special meeting to raise 2026 by a higher percentage. We are looking at long-term solutions to lower lawn maintenance and irrigation costs, which remain the majority of our budget.

Maintaining compliance with declarations and dues: We continue to have four households who are out of compliance with yard maintenance and two households who have not yet paid 2024 dues after multiple contacts. If the two homeowners do not pay 2025 dues, we will consider putting liens on the homes to prompt payment. Our landscaper will continue to work with households who are not maintaining their yards and will bill those households directly.

Leadership Future: Brad has a job offer and will likely move in the summer. He will stay on until July to help a new President with turnover. We continue to ask all homeowners to consider a volunteer role with the HOA, which helps with community and also helps keep our HOA costs, and therefore our dues, reasonable.

Votes:

A motion was made to set dues at \$550 for 2025 due April 15, or thirty days after notification, and \$600 per year for 2026, to be due April 1, 2026. There will be a possibility for a special assessment later in 2025.

Motion: Brett DePaola

Second: Cheryl Myrick

Vote: Yes-22, including proxies

No- 3, including proxies.

Motion carries, dues will be set at \$550 for 2025 and \$600 for 2026.

Board Positions:

For the VP board seat, Jon Kringen and Tiffany Massenburg will share the seat until a decision is made on who would like to run for President when Brad leaves.

President: Brad Olson

Vice President: Jon Kringen & Tiffany Massenburg

Treasurer: Kristin Nowlin

Secretary: Lori Bedient

ACC: Brian Fehr

Pool: Ryan McKee

Maintenance: Brandon Tapp and Greg Spaulding

Motion:

Second: Brett DePaola

Vote: All present voted yes, motion passed

Vote included new Member at Large
updated 1 JUN 2025. Lori Bedient, Secretary

Checks for dues will still be mailed to:

✓
✓

Respectfully submitted,

Cheryl Myrick

MRHOA outgoing Secretary