

Marten's Way Home Owners Association Meeting Minutes

Meeting date: 2-6-25

6:30PM – 7:30PM

Held at Atonement Lutheran Church

Presiding President – Tom Fenner

Minutes by collaboration of HOA Board

Attendees: Approximately 50 residents of Marten's way including at least one non-homeowner / family member, HOA Board Members including:

- Tom Fenner – President – North Side resident
- Michael Goetz – Vice-President – North Side resident
- Brad Blotzky – Board member – South Side resident
- Todd Stugelmeyer – standing in for Jeff Weigel - South Side resident
- Russ Wastweet - board member – Townhouse resident

Hand-outs available on table include

- Meeting Agenda
- "What does the HOA do?" Fact sheet
- Garbage can Covenant reminder

Agenda

Welcome and Introductions – Tom Fenner

Feed the Children speaker

A representative from Atonement Lutheran Church discussed their role in participating in "Feed the Children" charity and reference made to a bowl on the front desk in case anyone wanted to donate to the cause. No charge was made by Atonement to the HOA for the use of their meeting room.

2024 Financial Review – Tom Fenner

Tom Fenner presented detailed information about 2024 bills / payments including:

Total expenditures

Total income from Dues

End of year amount in reserve

Legal reserve

Tom discussed what the ramifications are to non-payment of dues and how he prefers to visit non-paying residents rather than send to collections or put liens on homeowners, but visits were not well received.

Review of 2024 Work

Tom reiterated that the HOA is responsible for clearing snow on the South side of 62nd Ave, and annual mowing of 62nd Ave Boulevard. Tom has been doing all of the mailbox repair and maintenance free of labor charge, but did take a \$\$ fee for the use of his personal vehicle and storage of mailbox parts. Repairs of physical damage from mice and people to entrance lights were managed by Tom.

Election of Officers / HOA Board Members

To positions were opening as a result of expiration of the three year Term duration
Tom Fenner (President) chose not to seek a subsequent term

For the position of President, the floor was opened for nominations. Nathan Gannon, North Side resident was nominated and seconded. No other nominations were presented. Vote was taken verbally with unanimous approval. No dissenting votes.

For the position of Townhouse representative, the floor was opened for nominations. Townhouse resident Russ Wastweet was nominated and seconded. No other nominations were presented. Vote was taken verbally with unanimous approval. No dissenting votes.

Q & A and discussion

Two residents were concerned about the price of installing and operation Christmas lights at the entrances of Marten's Way, many other residents were strong verbal proponents of continuing to install the Christmas lights, seasonally. After much discussion about the cost and understanding that while the Christmas lights are a substantial portion of our annual budget, we have been getting a very competitive installation cost. When discussion concluded, a show of hands indicated that the vast majority of attendees are in favor of continuing the annual Christmas lights. The board will continue to use discretion and try to find the most cost-effective means of getting the Christmas lights done. The cost / benefit will be reviewed at the next HOA meeting and the board will make a continuing determination based on the will of the majority of Homeowners.

There was an interactive discussion about a shed currently placed against the covenants. The covenants explicitly restrict the building of out-buildings (sheds), but a North-side homeowner placed a shed in his back yard in the fall / winter of 2024. After visits with surrounding residents and two HOA representatives explaining that the shed is in violation of the covenants, the shed remained. The resident had been asked multiple times to remove the shed. The surrounding residents asked the HOA to enforce the covenants which they did in the form of legal action. A complaint was filed and a court date is pending. There was discussion about selective enforcement of covenants and it was explained that some of the other sheds fall into a different category or structures (pool buildings, play houses, etc.) and that others may be litigated as well, after review.

After everyone had finished giving input, the meeting was adjourned around 7:30pm

Minutess are assembled collaboratively by the HOA Board members present.