

Honestone Home Owner's Association
Annual Meeting
October 18, 2013

Meeting began at 7:00pm with Connie Jacobs introducing the board members.

The subdivision roads were discussed. In May 2012 started bids, June & July of 2012 the vendor was selected which was MB West located in Brenton, MO. July & August there was no bank loan.

The price stayed @ the 2012 bid: \$1200.00 to mill, \$155,000 for roads, \$6,600 gravel sweep. The process started with patching being completed. They used Iron Mountain Trap Rock & sprayed polimer & trap rock, and rolled it in. The board had excess gravel at Culvert & Dunn Road.

The loan was started on 8/5/2013 @ 4.1% interest for a term of 6 years totaling \$141,000 (\$2,216/month).

Question: The bumps in the road. Cost to change the current bumps would cost more.

Question: In front of John Jungs house there were cracks, also on Bessie between Kohen's & the empty house, also by the Wolf's house – the board will address.

Long Range Road Guidelines:

1. Road lasts 6-7 years depending on weather & traffic.
2. The board to check roads and address issues as they come up.
3. Check culverts

A request was made for a written policy on road maintenance. The board will discuss at the next meeting, include culverts.

Culverts – John Jung

5 bids were obtained. Unerstall Foundations was chosen for the work. We contacted the reference from Ken Howard and he never returned the call. The new pipe should give us 15 years. The decision was made to go with concrete flanges – when the metal culvert needs replaced, it can be replaced with a concrete box culvert. Total cost was \$14,276 including the rebate of \$296.00, guard rail \$150.00, and the sign \$19.00.

Mr. Chuck Burgess questioned: the board did not resolve his issues. Bob Welch stated that two years ago Mr. Burgess brought up the same subject. At that time the board asked and the lot owners voted that it wasn't worth our time to go back and look at it. Bob went to the bank and there were no issues with the repayment of the loan. This was reported in the past meeting.

Barb Dougherty made a motion to approve the minutes of the 2012 Annual Meeting.

Discussion:

Ken asked about Mr. Eastwood's property. John reported that the water no longer comes across the road. Ken requested the board to take another look. – Seconded.

Rich Hultgren went over accounts went over delinquent accounts – there were 6 as of this date.

Thanks to the previous board for bringing accounts up to date. We will continue to follow the same collections process. It was mentioned that legal fees will be accrued to collect unpaid assessments.

Assessments will stay the same as 2013 for 2014. The due date for 2014 assessments is January 31, 2014. C&V will be charging for collection after partial payments. C&V has made it clear they will not be a collection agency. New 2014 assessments must be made in full.

The board to send a letter to those people that are making payments to let them know full payment is due.

Comment Cards:

1. Please keep your dogs on a leash.
2. Request chickens on the property. Reviewed and researched other municipalities. The board would need to address any problems. Twelve lot owners voted for an interest in adding chickens.

Building Changes

If there is a building change let the board review the plans to be sure it meets covenants.

Is it necessary to have a new rule? By looking at the plans we are not approving the building. The board is just reviewing the plans for the main ECR restrictions.

There is an interest in making a change in the ECR's for a review of plans.

Voting on Board Members

Kathy Michener – received 29 votes

Winifred Walker – leaving the board

Connie Jacobs – leaving the board

Meeting adjourned @ 8:24pm