

Honeystone Homeowner's Association  
HOA & Road Committee Meeting Minutes

08.05.24

ATTENDEES:

Board: Dennis Hecht, Nikki Olszewski, April Deters, Walter Olszewski

Road Committee: Bill Deters, Alan Love

Visitors: Bob Welsch, Emma Welsch

MINUTES FROM PREVIOUS MEETING

Minutes from 04.08.24 were approved by all present.

FINANCES

We received a treasurer's report from Nikki.

\$303,000 in Money Market savings account

\$4696.85 in checking

Honeystone HOA cannot get into City & Village online per Nikki & Dennis since City & Village transition to a new system is still not working correctly. There has been much communication from our end, but they are still in process. Per Dennis they sent out the report, showed the fines & interest that they collected, and they are no longer holding \$500 for us as a subdivision (for years they had held this). Dennis & Nikki will continue to pursue this solution. Nikki will contact US Bank to see if we can increase our HOA interest rate. Nikki reimbursed Dennis for the website \$215.88 & photo cell replacement \$22.87.

CORRESPONDENCE

OLD BUSINESS

Culvert –

Walter provided a lump sum contract for the work to be done on the 60' culverts. After the contract was put together, there were some modifications that were agreed to be made by the group & there were two modifications that no one of the board was privy to and it took the lump sum contract and changed it to a cost plus contract and then it was signed without Board approval of these changes. This means the contract is no longer a fixed price. If the contractor claims an increase in material, he will pass it on to us. There is now a default for cause & a default for convenience. The sub tier has already been changed by Oberkramer from Absolute to CEG and April noticed that the Certificates of Insurance we received are now expired, it previously took us over a month to receive them the 1<sup>st</sup> time.

In the contract, the agreement changed to only hold \$5000 until the asphalt was patched, the Board disagreed with this change. Concerns regarding whether we would require 3 more inches in gravel? Erosion could be possible during project if the asphalt patch isn't done immediately. Will he be fast to close after the work is complete after the slow beginning? The Board has lost confidence. The contract process was started in February, was signed on 04-04-24, it was modified later in April. Since this repair has not been started Nikki made the motion that the contract be terminated & Alan 2<sup>nd</sup> the motion. The Board voted to terminate the contract. Dennis abstained because he wanted to talk to Rich first.

Rich has been the contact person for Oberkramer. He is out on personal business. Dennis would attempt contact on 08-06-24 to see if Rich wanted to contact Oberkramer and notify him of termination or if he would prefer Walter to speak to Roger Oberkramer regarding our decision. We nominated Walter as the official board member to notify Oberkramer with a phone call as a courtesy if Rich would like him to before sending a certified letter to terminate. They haven't performed the work we contracted them to do in a timely manner. Walter said he would send a draft of the letter to the board & Nikki said she would take it to the post office & send the certified letter & request a return receipt as required by the contract.

(Walter will contact Unnerstall & Fred M. Luth & Son – originally \$9,000 more, but lump sum contract may prove to be closer to the cost plus contract & after the 2 known increases of materials Oberkramer notified Rich of already.)

## NEW BUSINESS

There is a ditch eroding on Lot 67. Gully washer this spring filled in the culvert. Alan will suggest putting some rock back in to prevent further eroding. He will talk to the homeowner.

Alan has been brush hogging up Honeystone. Thank you, Alan!

There was confusion whether Walter was elected to be a Road Manager/Board Member or elected to the Road Committee at the Annual Meeting, October 2023. After much discussion regarding this process and the difference between a board member & a road committee member, the quorum with 2 yays & 1 nay with 3 of the 4 board members in attendance appointed him to this position. Walter Olszewski is now a confirmed Board Member/Road Manager. Walter has been appointed to this position & will serve for 3 years.

Length of years for current board members:

Dennis – 6 he has stayed on board under an assumption of staggering his position

Rich – 2.5

Nikki & April – 1.5

Before this meeting, Rich & Walter had sent emails regarding our roads and the need for intervention. The Board & the Road Committee were copied in on the emails. Rich & Walter received prices for sealing our roads. CEG was \$86,350 + any patchwork 49,500 sq ft of roads with rubberized sealant. MAC is \$83,976 including 12 mobilizations so no one is isolated at any time. The difference between these two bids is that CEG is squeegee. CEG will apply one coat & MAC is two coats.

Chip & seal was discussed as a more thorough solution. Sealing the roads & patching would give 3-5 years of protection and cost \$85,000 to \$90,000, in addition to this we would still need to do crack maintenance. The Chip & Seal cost \$225,000 & it's good for 5-7 years. We've gotten 10+ years out of the last application of Chip & Seal. The Road Committee was concerned about the freeze thaw cycle this coming winter & the need to do something soon. West is the only contractor doing Chip & Seal in St. Louis and they won't apply chip & seal when the weather is cooler than 55 degrees. We only have the finances to do this if we bypass doing the culverts currently. We don't have enough time fulfill the requirements for collecting a Special Assessment before the temperatures drop.

Yearly assessment recommendations were discussed. Dennis will send the Road Assessment range based on June CPI to Board & the Road Committee. We discussed the process for the assessment is that the Road Committee recommends & the Board votes on the decision. We discussed that if we needed to have a Special Assessment vote added to our Annual Meeting that we could do that but we would have to notify the subdivision by mail prior to the Annual Meeting.

#### ACTION ITEMS

Alan: Reach out to homeowner at lot #67 about adding rock to ditch to prevent further eroding

Dennis: Inform Rich of the Boards decision to terminate the contract with Oberkramer, send out road assessment ranges to the Board & the Road Committee

Nikki: Mail Certified letter to Oberkramer, contact US Bank regarding increasing our interest rate, continue following up with City & Village

Walter: Reach out to Oberkramer after Rich is notified & speak to them about our decision & draft a letter if needed, Nikki will mail. Get an updated number from West.

**NEXT MEETING: August 19<sup>th</sup>, 2024 at 6:00 pm at Bill & April Deters' House**

**ADDRESS: 872 Honeystone Rd. Catawissa, MO 63015**