



Homeowners' Association

The Grove on Kickapoo Creek HOA Board Meeting
June 17, 2024

Agenda:

Call to order:

A Board of Directors meeting of the Grove on Kickapoo Creek was held at Casper Brewing on June 17, 2024.

Members in attendance:

Jason Higdon (President); Melissa Petersen (Treasurer); Julie Duncan; Charles Brim; Brandon Fehrman

Members not in attendance: Kris Kline; Justin Salrin

Quorum established

Guests: Matt Grosskopf

Approval of Prior Meeting Minutes: N/A

Officers' reports:

Treasurer Report:

- Reviewed May Financial Statement
 - Checking balance: \$25,889.21
 - Money Market: \$161,012.45 (earning 2.28%)
- 2024 HOA dues update:
 - 77 homeowners still owe 2024 dues
 - From that total,
 - 11 homeowners owe 2023 & 2024
 - 2 homeowners owe 2022 & 2023 & 2024 dues
 - Past due invoices will be mailed this week in attempt to collect past due notices

Board and committee reports:

- Looking for someone to take over Activities Committee.
 - Garage Sale in May was a success with many homeowners participating.
 - Spent \$195.85 on flyer printouts and newspaper ad

Unfinished business:

1. Charles contacted Changing Seasons to inquire about dead grass where company mowed recently.
 - a. Changing Seasons indicated that mower broke so employee used other mower that did not have the right chemical balance.
 - b. Changing Season will aerate, seed and water to grow grass (no additional charge)
2. City of Bloomington updates:
 - a. With two bus stops on Kickapoo and the speed limit at 40 mph. City of Bloomington will be adding a four way stop sign (intersection of Kickapoo & Longfield) and will paint crosswalks to indicate pedestrians have right of way.
3. Reviewed Changing Seasons Contract for clean up and seeding efforts in new phase (corner of Ireland Grove Road & Country Roads)- Approved the clean up charge, decided to not seed and add straw at this point.
 - a. Melissa will reach out to Kelly at Changing Seasons

New business:

1. New Board Member: Welcome Matt Grosskopf.
 - a. Melissa will get Matt added to the contact form so Matt can receive homeowner inquiries/complaints.
 - b. Melissa will add Brandon and Matt to Insurance policy for Board member liability coverage.



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2. Homeowner Inquiries:
 - a. Complaints received regarding neighbors not mowing lawn.
 - i. Reached out to city and asked homeowner to contact the city to file complaint/concern.
 1. Homeowner has mowed their lawn recently to the City requirements
 - b. Inquiry regarding adding railings to sidewalks that connects Longfield to Finlen Lane.
 - i. Have not heard that the City will be installing railings across the sidewalk over the creek at this point.
3. 1407 Lincoln Park- lot has sold and the front of the fence has been removed from the front of the lot and added to 1405 Lincoln Park.

Next Meeting Scheduled for Monday, July 15, 2024 from 5-6pm

Adjournment: The meeting was adjourned at 7:00 pm.

Secretary
Board of Directors
The Grove on Kickapoo Creek HOA

Date of approval (next Board Meeting)