

Mt. Vernon Board Meeting Notes September 23, 2024

Meeting Began at about 6:35 PM

Present- President: Katherine Greig Treasurer: Jeff Weeks Secretary: Christine Russell

Absent- Vice President: Kylee LaDucer

Agenda:

Welcome, email, text

Treasurer: Bank Account

Need to change over the banking privileges from Kathy Hoch to Jeff Weeks. J.W. needs to sign checks and have the MT. Vernon Venmo account transferred to him. Jeff will meet Katherine on 9-25-24 at 3:00 at Independence Bank to take care of this business. Will investigate electronic banking. K.H. no longer to be on checks. Her address needs to be removed. Do we need new checks? Can we move to electronic banking/check writing?

Checkbook with Kathy Hoch's information and handwritten register passed to Jeff Weeks.

Katherine had some reimbursements she needed to share with Jeff Weeks.

There is a list of paying dues members on Google Drive. Wes Bulik helped Bonnie computerize things and move to Google. Jeff Weeks will look through everything and has Kathy Hoch's phone number if questions arise. Katherine can also help with communication if needed.

Mike Musto

Mike Musto voted to be Facebook Administrator. He also is talking to Daniel Grieg about the website. Has ideas about it but does not want to redo the entire website.

Greenline Bill

The bill for August is due in September. Invoice shared with Jeff Weeks

Perimeter Homes & Grass Cutting By the Retention Pond (I combined these agenda items)

33/420 homes are on the perimeter of Wattles or John R. Road. To date, 16/33 homes on the perimeter have paid dues for 2024. A letter should be sent to perimeter homes NOT paying dues. They benefit the most from the Greenline grass cutting. Getting new bids for next year was discussed. Will expect this near the end of winter. Discussed how the areas cut are the perimeter (Wattles & John R Roads), the entrance areas, and the strip between the retention pond and sidewalk in the subdivision.

Taxes

Katherine did some research and has found that we do need to submit taxes. There is a 990-postcard form that should be used due to the amount of money in our account. This is not because we need to pay taxes, but more to inform the Government that we are using funds as a nonprofit and are under the limit that would require taxation.

Jeff Weeks asked about a tax exempt ID—Katherine was not sure. We do have the nonprofit # through LARA.

Events Money

Katherine shared and discussed the subdivision events and how they are funded.

Halloween: Resident Jermery Dewald (Handyman of Troy) does this and it is self-funded

Easter Egg Hunt: Past purchase of bunny costume. Residents donate eggs to attend the hunt. No current funds used.

4th of July Parade: Last year Steve Smitka

Diwali Event: \$100 donated for fireworks (This was approved by Katherine, Jeff, and Christine.) There is an encouraged donation for those who attend. Our Venmo for Mt. Vernon is shared, and this helps with additional costs.

Santa Parade: Katherine and Candice request Halloween candy from the Buy Nothing Facebook group and get tons of donations.

Additional discussion items (Not on agenda):

Bylaws need to be revised/updated. Once written they will be submitted to attorneys who will make recommendations. There is a cost to this, and it is unknown as of this meeting. Sylvan Glen (Troy voluntary HOA) recommended an attorney to Katherine.

Jeff Weeks asked if a current budget was in place. Katherine responded no.

Renters—we don't get notified, as the HOA, when someone comes or goes. Technically, the homeowner is responsible for dues, but some renters pay themselves because they appreciate the events and want to participate.

Insurance for Subdivision

Insurance covers property, the Board, and entrance signs. We have a policy from Auto Owners. Jeff asked about duration. It runs July 1 to July 1 and is quarterly. Ken Beres did investigate the insurance some time back. He is a resident on Cumberland. This is a possible item to investigate to obtain a better cost savings for the sub.

Future Meetings:

Suggested after the holiday season.

Bylaws and updating will need a possible committee. (Katherine did share the original Bylaws from 1967—they are quite interesting should you have a copy.)

Bids for grass cutting.

Meeting adjourned at 8:30PM

Notes created by Christine Russell

