

OHA March Board Meeting March 30, 2021

6:30 pm via Zoom Call – Lydia Sheehan Zoom Host

ATTENDEES:

Board Members: Paul Baker, Jeff Stromberger, Lydia Sheehan, John Stear, and Tina Eades

Residents: Susan Marlow, Brad Cotton

6:30 - Call meeting to order.

6:30-6:35 - Words of thanks to those who carry out the good work of managing OHA affairs.

- Jeff Stromberger—Thank you for managing the Storage Lot—this is challenging work, so many thanks to you.
- Roger Callender—Thank you for storing speed bumps for the winter.
- Lydia Sheehan—Thank you for your tireless dedication to sort through many details to get our finances in order.
- Tina Eades—Thank you for taking notes at Board meetings and preparing the minutes.

6:35-6:40 - Approve minutes for the February Board meeting. Lydia Sheehan motioned for approval; John Stear seconded.

6:40 – 6:50 Spring garage sale. Paul suggested Saturday, June 5. Lydia priced a multi-house garage sale ad in The Pantagraph = \$57. Jeff has a lot of concerns publicly advertising a group event from the board. In promoting a large event, we can be liable as a super spreader vs. if individuals advertise. Facebook and websites are not a publication, they are for the people who live here. We are ok to use internal communication. If individuals wish to have a sale, they are free to post/advertise individually.

6:50 – 7:15 - Treasurer's report:

- We have received no response from the three liens placed since the 1st of February.
- One of the oldest amounts due is now on a payment plan.
- Five others: 4 paid in full. Lydia received a \$100 from the 5th.
- The home with the oldest lien is now on the market so we should receive that payment when the house is sold.

- Two homes have received the past due notices, the certified letters with no response. Liens will now be placed on them. John motioned to place liens on the two homes; Tina seconded the motion.
- Half of the dues collected each month goes into the street fund.
- Lydia reviewed the Budget Items from October 1, 2020.
- When bills come due, money is transferred into the checking account to pay them.
- Lydia read the Investigation of Financial Manager document (as seen below)

Investigation of Financial Management functions and tasks

- After getting more specifics from the three banks initially contacted, the services provided by Heartland Bank seem to match our needs most closely. Heartland has given us two solutions to consider. Both solutions integrate with QuickBooks (which will need to be purchased). The solutions would provide electronic payment ability for our homeowners either via a virtual terminal out of QuickBooks or through ICheckGateway where homeowners have a customer login portal that mirrors our website. The security of homeowner information will lie with the bank, not OHA. A demo of each of these solutions will be available in the coming weeks.
- There will be setup fees and monthly fees and transaction fees. A summary report of the fees and solution recommendation will be discussed at the April board meeting. Homeowners will still have the current option of mailing a check to our PO Box.
- For the upcoming invoicing cycle in May/June, we will not change the process currently being used. Instead of rushing to implement this new solution, we will move to electronic processing for the 2022 invoicing cycle. That will allow time to inform homeowners of the new options and give us time to work out any kinks that may come with a new process.
- The thoughts provided in this letter have been reviewed by Paul Baker. Paul agrees with the plan to not rush into a new solution.
 - o Amanda from Heartland will show us how it all works.
 - o QuickBooks – approximately \$40/month – 3 months free. 1-5 Users is \$75/month.
 - o Internet links in with the bank.
 - o Bank can transmit reports.

- If we bought QuickBooks ourselves, it would make communicating with the bank more difficult.
 - Once we add new services, we must keep track of who pays, etc.
 - Jamie Klawitter indicated Heartland is a good bank to work with – local people to help with questions.
 - This would help our booking system be more favorable for an audit.
 - We are currently use K-billing. We should be able to export our data to the new system.
- The Board owns the current computer – Paul asked if Jeff would be open to purchasing a new computer. Jeff indicated the current one was purchased in 2020 for \$100. He suggested a tablet device, I-Pad or buy an LTE service or Microsoft Service. Paul and Lydia will spend more time exploring QuickBooks.

7:15-7:20 - Coming dates for Board meetings in the Park: April 27; May 25; June 29; July 27; August 31. OHA Election date will be in September.

7:20–7:30 – Miscellaneous topics –

- John brought up the split rail fence in the park. David will help John repair the two posts on the opposite sides. They have priced materials at Menards and Lowes. Lowes is a few dollars cheaper, but they don't have the materials in stock in Bloomington.
- Jeff and John are working with Nicor when they come back this spring for the updates in the storage lot.
- Jeff indicated there is an old blue rowboat with no tires on the trailer but has rims and no license in the storage lot. He will send an email notice to advise whoever owns it to have it moved within 10 days. Jeff motioned that after 10 days, if it has not been moved, to hire Browns Towing to move it. Lydia seconded the motion.
- There is also a TV placed in the back of the lot, as well as one on the side of Spiria. John will take both to the recycle facility.
- Jeff brought up the issue of people with more than one space in the lot. We currently have a waiting list for 5 big pull thru lots.
- Jeff motioned we no longer have 3 units for one homeowner – two is the maximum. John seconded the motion.

- Jeff is in favor of moving smaller things into one spot.
- The speed bump on Woodhavens is being put in this Friday. Jeff doesn't feel the current speed bump is the appropriate height. This will be discussed in more depth at the April meeting.
- John has heard from neighbors they would like 3 more speed bumps installed in the subdivision. Paul requested specifics. John asked if this would be a SIP topic. Paul advised it is a board issue.

Meeting was adjourned at 7:30.