

## Association Board Meeting Minutes from May 8, 2026

**The meeting began at 4:00 p.m. via Zoom.** Participants included Board President Dick Pickhartz, Vice President Rick Pratt, and Board members Phil O'Neil and Jackie Colaizy. Board member Patti Bettiga was absent, but she had stated prior to the meeting that her vote should be counted with the majority. Association Manager Dale Maristuen also participated.

Dale began the meeting by stating the need for the board **to choose a new Home Owners Insurance Policy** due to the current policy being about to expire. After some discussion about two desirable insurance companies; Berkshire and Fortegra, Dick made a motion for the board to vote to choose one. Rick seconded the motion, and the board voted unanimously; 5 votes for Fortegra, and 0 votes for Berkshire. The board chose Fortegra because it offers:

- \*Blanket coverage vs replacement cost with Berkshire.
- \* No coinsurance vs 90% coinsurance with Berkshire.
- \* Higher sewer backup limits than Berkshire.
- \* Higher ordinance/law limits than Berkshire.

The Fortegra premium is higher than Berkshire, but the coverage is notably better, and is lower than the current policy, so there will be some appreciable savings.

Rick discussed receiving **bids from Aurora Company and Jet Black for asphalt seal coating** for all driveways and some street repair. The two companies gave very similar bids, and Aurora gave a \$250 discount for our HOA being a previous customer. The board members agreed that Aurora had previously done a good job for us, and they are easy to work with. Dick made a motion to vote for which asphalt seal coating company to hire, and Phil seconded the motion. The board members voted unanimously: 5 votes for Aurora, and 0 votes for Jet Black. The total cost will be \$7,025.00, with 25% down payment to get the work scheduled during the first week of June. Dale noted that this type of maintenance work is already budgeted for in our reserves fund.

Rick stated that **bids are being sought for repair work to be done on privacy fences** that pulled away due to frost heave at three residences.

Rick also mentioned that **irrigation will begin on May 9<sup>th</sup>, and will be on for fifteen minutes per zone.** He also noted that **Williston Irrigation will come out in 7-10 days to turn off sprinkler heads** on the east side of Empress Ave N, and on the south side of 150<sup>th</sup> Street N to diminish water collecting in those narrow areas.

Jackie reported concern that her oak tree and two other neighbors' trees have not yet budded out. These three trees were planted two years ago as replacements for dead trees. We will wait to see if warmer weather will help these trees to bud out and grow.

At 4:45 p.m. Dick adjourned the meeting.

Respectfully submitted by Jackie Colaizy