

HOA Meeting Minutes – Accepted 3-11-2025

February 11, 2025

1. Call to Order @ 6:32 pm
2. Pledge of Allegiance
3. Roll Call:
 - a. Present: Marilyn Custer, Anne McDonald, Kim Dornheim, Sally Defina, Sandy Smith, Lisa Smith, April Blackman
4. President's Message
 - a. Presentation of 2025-2026 Board of Directors: Motion to accept: Sally Defina
Seconded: Judy Nasca
 - i. President: Marilyn Custer
 - ii. Vice President: Anne McDonald
 - iii. Secretary: Kim Dornheim
 - iv. Treasurer: Lisa Smith
 - v. Director: Sally Defina
 - vi. Director: Sandy Smith
 - vii. Director: April Blackman
 - b. Terms: Motion to accept by Sally Defina, Anne McDonald second. All in favor
 - i. Marilyn Custer: 1 year
 - ii. Anne McDonald: 2 years
 - iii. Kim Dornheim: 2 years
 - iv. Lisa Smith: 2 years
 - v. Sally Deina: 2 years
 - vi. Sandy Smith: 1 year
 - vii. April Blackman: 1 year
 - c. HOA Board meeting schedules given to everyone in attendance
 - d. Gave appreciation for voting in the election.
5. Officer's Reports:
 - a. Vice President: Anne McDonald
 - i. Activities & Entertainment: Presented Cindy Williams as new Activities & Entertainment Chairman. Sandy Smith will be Board Liaison. Anne McDonald will be liaison to Ann Krauss- Sunshine Club and Carolyn Fletcher- Library.
 - b. Treasurer: Lisa Smith reported on all account balances as well as event financials.
 - i. Treasurer's Report
 - ii. Insurance – received refund of 616.10. Covers Oct - Jan
 - c. Secretary: Kim Dornheim
 - i. January Minutes read by Kim Dornheim. Motion to accept by Anne McDonald. Lisa Smith Seconded. All in favor.
 - ii. HOA business has a new Facebook page. You must request to join and answer questions. Members will be accepted as received.
 - iii. Board of Directors Emails have been created. They will be as follows:
 1. Marilyn Custer: marilyn@zephyrhillssundancehoa.org

2. Anne McDonald: anne@zephyrhillssundancehoa.org
3. Kim Dornheim: kim@zephyrhillssundancehoa.org
4. Lisa Smith: lisa@zephyrhillssundancehoa.org
5. Sally Defina: sally@zephyrhillssundancehoa.org
6. Sandy Smith: sandy@zephyrhillssundancehoa.org
7. April Blackman: april@zephyrhillssundancehoa.org
8. Main mailbox: info@zephyrhillssundancehoa.org

d. Director: Sally Defina

- i. Community Yard Sale – 1 table per person until everyone has one. If there are tables remaining, additional tables can be received. Tables cannot be distributed until after 4 pm on Friday the 28th due to a previous event in the clubhouse. Tables will be picked up on Saturday for another private event happening in the clubhouse.

1. Date: March 29, 2025
2. Time: 8 am – 2 pm

e. Director: April Blackman

- i. Food Drive – working with Jayme Kristin to get food to people in the park that need it. Marilyn asked when would be a good time to hold the food drive. Kathy Oliver mentioned that it would be good to have a list of food for a menu for Jayme Kristin.

6. Committee Reports:

a. HOA Activities & Entertainment: Cindy Williams

1. 10th – Helping Hands – Homestead & Domicile Workshop
2. 14th – Friendship Day – 2 pm
3. 17th – Ice Cream Social, Strawberry Shortcake – 1 pm
4. 20th – Movie night – Space Cowboys – 7 pm
5. 28th – Guns & Roses Dance with Kris Pierce – 7 pm
6. March 17th – St. Patrick's Day Dinner Dance: Corned Beef & Cabbage. Co-sponsored by Sundance office. Vintage Beats will be performing.
7. March 26th – Vendor Fair & HOA Bake Sale

b. Sunshine Club: Ann Krauss

- i. Get well cards: 6
- ii. Thinking of you cards: 1
- iii. Sympathy cards: 2

c. Newsletter: Kathy Oliver

- i. New advertiser – Marian Smith Florist. Giving a 10% offer on all first-time orders
- ii. Edward Jones – did not renew but will revisit after tax season
- iii. If you know anyone that has passed away, please let Kathy know so that she can remove names from the birthday list.
- iv. Questions have been raised regarding Bingo and RCA paying for advertising in the newsletter. These are not HOA entities but have been getting free advertising in the newsletter. Residents with businesses pay for advertising. This past month RCA has 2 pages in the newsletter

without charge. Anne McDonald responded that businesses need to pay for ads. All members agree that Bingo and RCA should be paying for advertising but also agree the events/activities are for the residents and maybe consideration should be made for space on the monthly calendar . Discussion tabled.

- d. Safety Patrol: Ray Ball – nothing to report
- e. Veterans: Donnie Connell
 - i. Hot dog fundraiser went very well. We will be getting new hedges for the garden in the spring. Planning to repeat in May.
- 7. Events
 - a. 23rd – Resident's Potluck – 4 pm
- 8. Old Business
 - a. Membership Drive
 - i. Lisa Smith has provided her phone number for new members to be able to contact her to make an appointment to fill out the membership application.
 - b. By-Law Committee
 - i. Volunteers – Marilyn Custer, Mike Tesla, Kathy Oliver, and Anne McDonald. Lisa Smith would like to join
 - c. Amending Articles of Incorporation
 - i. Board voted to amend the AOI to 7 members. Anne McDonald motion – Sally Defina Second. All in favor.
 - d. FMO/Helping Hands Workshop
 - i. Karen Hogan will be the new FMO rep for Sundance.
- 9. New Business
 - a. FMO Business
 - b. Rent Committee – Committee should be put together in February. Lisa Smith as Liaison. Karen Hogan, Gloria Connell,
 - c. Financial Review Committee – Sally Defina will be Board Liaison.
 - d. HOA Liaison & Chair Person positions are being offered and considered
 - e. Trash Charge – the office called a meeting to discuss a new trash charge of \$10 per event with the HOA, RCA and Bingo. A group fundraiser was suggested in the meeting. The HOA already had Mardi Gras on the calendar for March 4 and it was voted to hold the fundraiser on that date. Last week RCA advised Marilyn they would not be in town and could not help with the fundraiser. Marilyn brought this before the association members and asked if they would prefer to go ahead with the fundraiser or pay for one quarter totalling \$75.00 or \$10 per event, keeping into consideration the HOA would pay more than the others due to the amount of events planned.
 - f. The members did not agree with being charged for the trash fee. The consensus was it was a fee the office should pay. If the HOA was to have to pay the members chose to pay the quarterly fee.
 - i. Mardi Gras – March 4th, 6 pm – 9 pm – need to discuss further and determine if this will be a fundraiser party to cover the trash charge.

- g. Rental agreement should be put in place for tables and chairs. Darlene Senovitz made a motion to accept. Kathy Oliver Seconded. All is favor.
- 10. Member Comments or Questions
- 11. Next Board Meeting:
 - a. March 11, 2025 – Bistro @ 5 pm, Meeting @ 6:30 pm
- 12. Adjournment @ 8:20 pm