

September 11, 2025 Minutes
SAWGRASS SUBDIVISION HOA
BOARD MEETING

Call to Order & Welcome – Ed Stout called the meeting to order at 6:30 pm. Those present were President Ed Stout, Vice President Julia Strode, Secretary Bonnie McGrew, Treasurer Denise Forshier, Director Ron Kocher and 7 residents.

President's Report – Ed reported that he is still working with the city on the drainage lines. Specific question asked about the line between Bluegrass and Sedgegrass and Ed stated the city had initially stated a bigger drain line was needed and now says a bigger one isn't needed. Ed is following up with the city employee he generally deals with and will get this finalized.

Minutes from July 10, 2025 Meeting – Minutes were approved August 3, 2025 via email vote. Ron made the motion, Julia seconded and motion carried. Minutes are posted on website.

Financial Report for July & August 2025 – Denise presented the expenditures for the months of July & August with explanations as needed and presented the HOA account balances. Bonnie asked the rate on the Money Market account at Busey Bank, which is the largest account held. Denise stated we are not receiving the initial rate quoted of 3.75%. The now retired banker who set up our accounts and quoted the rate which to us, accidentally quoted the rate for personal accounts not business accounts. The current rate on savings accounts is less than 1%. Denise has been negotiating with Busey, and they are willing to provide an interest rate of 4% APY, for six-month CD. Denise recommends moving \$60k to open the CD at the rate of 4%. Depending on rates in March 2026, Denise will begin negotiating for a continued higher rate for the CD. **RON MADE THE MOTION TO ACCEPT THE REPORT; JULIA SECONDED; MOTION CARRIED.**

Architectural Committee – In the absence of the Architecture Chair Lance McGrew, Bonnie gave the report. The initial Fence Maintenance inspections have been completed with 46 letters sent with violations. As a reminder, the lot owners have until next summer to correct the violations before any fees will start. He did contact the Neighborhood Services department to verify there is a power washer available to be used by the lot owners to wash the fence, but a post hole digger is NOT available for use, and no plans to purchase one.

Lakes/Commons Committee – Bonnie reported that Lance had spoken to Jim Hamilton about the geese lights being removed from the lakes by Solitude. Jim said he would contact them again as he thought they should have already done it. Julia brought up the missing/dying trees in the subdivision. The trees in the city right of way are the city's responsibility. Ed reported if one dies, the city will replace but it could take up to 2 years to get on their schedule. Discussion was also held regarding some exposed wires running through a yard. This will be checked into.

Old Business/projects – Update on drainage issues – see President Report. Two Common Area License Agreements (formerly called Encroachment License) have been signed and filed with the county recorder. Now the effort will be made to get the remaining licenses signed and recorded.

New Business/projects – Denise reported on the delinquency of HOA dues and fees. Currently 5% of the lot owners in the Sawgrass Subdivision are delinquent on their dues, some for multiple years. There was a Payment Plan established with 5 lot owners of which 3 are paid in full and 2 are currently paying as agreed. There are 14 lot owners that are more than 225 days delinquent. According to the Collection Policy liens are to be placed on the homes. This will allow for the HOA to collect the delinquent charges at the time of the sale of the property, or possibly, due upon notification to their mortgage company. The amount due the HOA on these 14 properties is \$18,935.11. DENISE MADE A MOTION TO FILE A LIEN ON EACH OF THE 14 DELINQUENCIES; JULIA SECONDED; MOTION CARRIED.

Announcements – ANNUAL GENERAL MEETING – November 13, 2025 via ZOOM
AGM packets will be mailed to lot owners between October 10th & October 16th.

Adjourn meeting - Being no further business, BONNIE MADE A MOTION TO ADJOURN THE MEETING AT 7:08 PM; RON SECONDED; MOTION CARRIED.

No Executive Session was held in September.

Respectfully submitted,

Bonnie L. McGrew
Secretary
Sawgrass Subdivision HOA