

DuFief Homes Association
2024 Annual Meeting Minutes
February 20, 2025
7:30 PM
<https://www.dufief.org>

Board Members	Role	Initials	
Fred Mingo	President	FM	-
Brian Frank	Treasurer/Board Member	BF	P
Jared Smith	Vice President/Board member	PW	P
Ron Ely	Secretary/Board Member	RE	P
Bill Golumbskie	Board member	BG	P
Jared Smith	Board member	JS	P
Shawn McCloskey	Board member	SM	P
Donna Freshwater	Board member	DF	P
Angel Manzur	Board member	DF	P

1. Verify Quorum

37 homeowner attending in person or by proxy(9 proxies)
 Motion by FM to begin @7:32PM
 Seconded RE

2. Officer Reports

a. President (Fred Mingo reporting)

Introductions

4 original homeowners present

Asked whether homeowners were getting evites. Feedback to clarify language on evites.

FM distributed recognition awards to volunteers (ARC, Audit committee, Readwood editor)

Discussed digitization of records and Appfolio.

b. Treasurer (Brian Frank reporting)

i. Review of 2024 Profit & Loss

229/306 homes have paid. Most people are using appfolio portal instead of check.

\$38,442 in arrears

2 currently open court cases where we have been unable to locate the homeowners.

ii. Proposed 2025 Budget

Proposed budget approved by voice vote.

Jim Jordan asked whether we were saving for things

BF said expenses listed in reserve study by year

RE noted we were looking at replacing asphalt trail by pond and installing a barrier to prevent vehicles from entering pond area.

BF also noted pond riser will eventually need work.

FM noted that we are looking at installing more benches and dog walk stations

Homeowner expressed concern about fees being added when debit cards and credit cards.

JJ motion to accepted budget

Ester Brokert seconded

Motion passed, no objections

c. Audit committee report

BF read audit committee meeting report.

3. Approval of 2024 Annual Meeting Minutes

RE asked if anyone needed to review minutes, copies made available

Motion by Chris Shaw to approve minutes

Caroline Jordan seconding

4. ARC Report and Discussion of Processes

WW: Meetings 1-7 applications per month

WW: refreshing the color palette boards, trying to make five of them

Comment from homeowner as to whether we can list names of colors. WW indicated they do have the list. Colors only need to be “close” to existing colors.

FM discussed the issue that many of the records for homes are incomplete, both due to homeowners not getting things approved and also some cases where we just don’t have the record. Rules are somewhat interpretive.

5. Election of 3 Board Members

BF leading discussion

3 board positions open

Three Candidates: Fred Mingo, Cassie Moran, Ron Ely

Cassie Moran is not available

BF called for nominations

Motion by WW to accept slate of three candidates (Fred Mingo, Cassie Moran, Ron Ely) as presented

Dick Brockert seconded

RE expressed concern that bylaws state secret ballot, argued nobody should be pressured to vote for him.

Checked proxies for other nominations. 5 people sent unfinished proxies.

Call for vote to accept slate of all three candidates

None opposed

RE abstain

Motion carries

6. Election of Audit Committee Members for 2025

No additional audit committee nominees

Motion by WW to accept slate

Seconded Ester Brokert

7. New Community Directory / Digital Consent Form

Appfolio system is replacing old directory, gives us the ability to generate a directory.

We have prepared a digital consent form. Purpose was to consent to using the electronic system. Hoping to prepare a 2025 directory.

Question from homeowner regarding if they still need consent form if they haven't changed their info.

8. Environmental Committee Report

MD presenting environmental committee

Moirra Davenport, Vin K., Roger Rasnake are environmental committee.

Updated front entrance in the last year.

Are working on removing invasives.

Discussed plans for next year's plantings in common areas.

We need protective fencing around new plantings to prevent deer from damaging them until they are established.

HOA is obtaining saplings from DNR which we will provide to up to 50 homeowners who want them.

9. Readwood

FM: Quarterly newsletter. We are always looking for common interest

BF: If anyone is interested we have 1970's era Readwoods which are now on the website.

10. Welcoming Committee Report

Discussed process of meeting people.

11. Common Area Projects

FM: Planning for next year include:

Asphalt path to pond

Upgrading steps

Maintenance on playset

Putting in dog-walk stations

County maintains the cul-de-sacs

Homeowner question: Dufief Drive was never redone. Can board follow up on this.

Another Homeowner: Flints Grove lane and some other streets have large cracks with weeds developing.

FM: Reminder that homeowners can call 311 for most road/street issues.

12. Community Events

FM: Discussing spring & fall picnics

Welcoming committee: has had social gatherings

13. New Business

a. Opportunity for Homeowner to raise new issues

Comment from homeowner about getting emails from nextdoor about crime in area. Another homeowner noted these aren't all from our community could come from larger area.

FM: Read public notice regarding a new development on Travallah road.

Chris Shaw: asked whether county law overrode our rule prohibiting chickens. Board didn't think it did.

Question from homeowner whether homeowners are allowed to lease top floor of homes. BF indicated there was nothing in our rules to prohibit this.

BF moves to adjourn

FM seconded

Meeting ends at 9:05PM