

## HOA Board Meeting Notes October 12, 2023

- This will be Tim's last year as president
- Need to get letter out no more than 60 days before annual meeting and. No less than 30 days. Invoices out Jan 1st. Send out mid November.
- Tim has all bills.
- City took down sign and plans to provide 25k to HOA on new sign (verbal agreement)
- Statements for HOA are coming in mail for Lincoln savings bank. Need to look into online banking because it is a business account
- Currently around 180 homes. Account \$39,674.73
- Around \$400a month to Jason Swanson for pond treatment. Comes every two weeks. Every other Monday
- Prairie Creek Nursery \$1623.73 per month. They maintain and store fountain in winter. We don't know when they come.
- Expenses. Insurance \$1150 and taxes \$22 a year and royal turf maintenance \$2226.36 annually. CFU. \$40-\$240 a month when pond fountain is running
- Need to review with royal turf on property boundary
- Condo also banks and Lincoln savings bank so need to be clear on HOA
- Another meeting to work through details of letters and create accounting spreadsheet.
- Tentatively decided not to charge dues next year. Maybe need to use caution so there is not a perception the HOA does not use the \$100. Or if is just charging less going forward is better received. Need to communicate needs for future larger expenses.