



CANTON COUNTRY ACRES


CIVIC ASSOCIATION | MEETING MINUTES

Annual Fall Meeting | November 12, 2020

 **Date & Time:** Thursday, November 12, 2020 — Called to order at 7:10 PM (delayed due to technical difficulties)

 **Location:** Held virtually via the Zoom platform

 **Homeowners Present:** 16 individual homeowners

 **Adjourned:** 8:20 PM

BOARD MEMBERS IN ATTENDANCE

- President — Clarence Griffin
- Vice President — Jason Steinhebel
- Secretary — Nancy Szczepanski
- Assistant Treasurer — Joyce Griffin
- Member at Large — Joe Watson
- Member at Large — Kyle Whitlock

Absent: Treasurer — Scott Caudill

DISCUSSION ITEMS

Future of HOA Paid Snow Plowing & Salting

The upcoming winter service (November 1, 2020 – April 1, 2021) has been contracted with Neher Perfect Lawn Care. Service will be performed at an accumulation of 2 inches or more of snow, completed within a 24-hour period of a single snowfall. Payment of \$8,350.00 for this basic service — which includes snow removal around the park — was made in October.

This cost does not include snowfalls of 10 inches or more in a 24-hour period, or salting of icy streets.

Note: *Homeowners present adamantly agreed that snow removal is a top budget priority and were in agreement that raising dues to cover this service is reasonable.*

Review of Budget

Joyce presented an overview of the budget for fiscal year April 1, 2019 – March 31, 2020, a proposal for FY 2020–2021, and a brief explanation of the Statement of Operations as presented.

1. The Statement of Operations details actual expenses for FY 2019–2020.
2. The proposed budget would have been presented and discussed at the HOA annual spring meeting, which was not possible due to restrictions from the COVID-19 pandemic. Actual costs for park maintenance and winter snow removal came in far above projections for this fiscal year. Although these increases were absorbed, without a dues increase, there will be a deficit in upcoming budgets and some items will need to be cut.
3. Non-negotiable budget line items include:
 - Reserve Fund: Mandated by state to be no less than 10% of total income.

- Insurance: Covers commonly owned park property.
- Legal Fees / Taxes / Filing Costs: Covers any lien placement for unpaid dues and assorted attorney consultations (including by-law updates).
- Park Maintenance: Includes tree trimming, lawn care (cutting and weed/feed), garbage pickup, rubber mulch under play equipment, upkeep and repair of play equipment, and landscape plants for subdivision and park entrances.

4. Flexible budget line items include:

- Office Supplies: Paper, mailing, and copying costs.
- Park Functions
- Snow Removal / Salting of subdivision streets
- Rainy Day Fund: Included so resources are available when opportunities arise to improve subdivision infrastructure. (The matching amount for the past summer's construction to fix the bump at the entrance came from this fund.)

5. The HOA Board is proposing a \$91.00 increase in dues to \$200.00 per year. A majority vote is needed to authorize an increase of this size, so an upcoming action item is to canvass the neighborhood to circulate a petition.

GENERAL DISCUSSION

6. The general consensus among homeowners in attendance was that increasing yearly dues was reasonable; however, a more detailed budget was requested before approving such a large increase.
7. A suggestion was made to digitize the budget so it can be posted to the CCACA website (cantoncountryacres.org).
8. A planned canvass of the subdivision for signatures was postponed until further discussion can take place.
9. All questions were not able to be addressed due to time constraints.

Respectfully Submitted

Nancy Szczepanski

HOA Secretary | November 19, 2020