Thursday, October 27, 2022

Quarterly HOA Board meeting began at 6:30pm.

Board Members present: Jonathan Crawford, Michael Crawford, Michael Carrigan, David Slabodnick, Diane Linette, Joe Casella (proxy).

Mr. Carrigan begins to discuss the Financials from 2022 and the Budget for 2023, noting the expenses, cash balance, and addition to the Reserves. As for expenses, the Board requested additional bids from other landscape companies and Yellowstone was still less. The Board is continuing to work with Yellowstone to address its current landscaping agreement and complaints received regarding edging, blowing, mowing, etc. The cash balance and finances are healthy, allowing for NO increase in dues for 2023.

Dues have remained steady for the last seven years. However, with inflation and rising costs of labor, there is a possibility of an increase the following year. The Board will continue to do its best effort to maintain it. Motion to approve 2023 Budget is brought by David Slabodnick, seconded by Jonathan Crawford. All approved.

Mr. M. Crawford discussed the Reserves in detail, remaining expenses, and working capital for 2022. Motion to approve $20K moved from Working Capital to Infrastructure Reserve Account brought by David Slabodnick, seconded by Jonathan Crawford. All approved.

Mr. M. Crawford discussed the process of acquiring quarterly dues. The quarterly collection process is lengthy, with several homeowners being late, requiring multiple follow ups, and notifications for collection. Bringing these accounts current each quarter has unfortunately been an administrative burden. Jonathan Crawford proposes to transition from a Quarterly collection to a Bi-Annual Collection for 2024 in January and July, seconded by Michael Carrigan. All approved.

Mr. Slabodnick discussed the Gate keypad replacement. Overhead Door replaced the keypad and it is working well! The Gate keypad project was completed on time and within budget.

Mr. Slabodnick provided an update of the Bylaw Revisions. He was able to find a company to transfer the Bylaws and Covenants to Electronic Form. Covenants are currently under review.

The Board discussed the camera at the gate.  It was decided that multiple board members should be capable of retrieving images from the system. Diane Linette and David Slabodnick agreed to contact and meet with the vendor.

Mrs. Linette discussed a new location and planning for the 2023 Annual Meeting due to the previous location being unavailable. Future venue was discussed along with the date, and will be announced to the community as soon as it is finalized.

Motion to adjourn by David Slabodnick, seconded by Jonathan Crawford.

Meeting was adjourned at 8:08pm.

Respectfully submitted,

Diane Linette