

Shawnee Acres Homeowner's Association (SAHA)
Executive Board Meeting Agenda
February 24, 2025 – 7:00 p.m.

- I. Call to Order / Welcome :** John Mitchell, President -7:03pm
- II. Roll Call**
 - a. Board members present – John, Ron, Mary, Nora
 - b. Quorum present - Yes
- III. 241209 BoD Meeting Minutes** – Accepted as written
- IV. Treasurer's Report**
 - a. Tax Filing – 2024 return completed and filed
 - b. Annual Dues – about 57 homeowners still owe 2025 dues, reminders have been sent. About 10 homeowners are seriously delinquent. Working on filing liens on the most egregious. Current checking account balance about \$15943. Should be receiving a plowing reimbursement from DELDot of about \$4000.
- V. Old Business**
 - a. Reserve Study
Reviewed Study Report from Miller-Dodson. Reserve funding will require approximately \$23 annually per homeowner.
 - b. Danny Roach – 1099NEC was issued
 - c. Deed Restriction Amendments – still working on language in preparation for April's meeting
- VI. New Business & Discussions**
 - a. Budget Planning – Currently looking at a potential loss for 2025 of almost \$7k due to multiple snow storms and cost of reserve study.
 - b. Seasonal maintenance RFP – Secretary will draft RFP for advertisement and distribution seeking bids for mowing, power washing, and weeding.
 - c. Secretary and treasurer will work together to prepare information requesting SAHA addition contribute to entrance maintenance.
 - d. Ditch / Hearthstone issues – going to discuss with Mr. Berl, HOA attorney
 - e. April Meeting Agenda and Planning – items for Agenda to date:
 - Reserve Study
 - Plowing bids
 - Maintenance bids
 - Drainage easements maintenance
 - Deed Restriction amendments & violations (no violations are grandfathered in)
- VII. Adjourn Meeting 8:41pm**