

# AUDUBON RIDGE HOA ANNUAL MEETING MINUTES

November 12 2024

## In Attendance:

Robert Bevacqua

Judy Boyle

Vince, Jamie, Holden

Matt MacLeod

Mike Murphy

Debra Ozol

Bertha, Kathleen, Robles

Katie Stevens

Janden Sullivan

Ron Toews

## Proxies:

Don, Michelle, Crawford

Jan Halliday

Isolda Ivask

Terril Machado

Emerald, Eduardo, Medina

Ronda Mitchell

Ray Padula

Barbara Sturdy

Clark Weger

Patricia Woodworth

The Annual Meeting was called to order at 7PM and all attendees were introduced.

Janden Sullivan reviewed the Financial Statements. A copy is attached. Please note that we have not been balance billed by the Road Contractor. There is also a balance bill owing to our gate contractor. Combined they total less than \$ 30,000.

Mike Murphy recapped the road repairs. The general feeling is that Audubon Drive is much improved. We are putting money away each month to be able to properly maintain the road going forward

All repairs to the gates have been completed. New sensors were embedded into the road surface before the road was re-done, and a new drive unit was installed on the entrance gate. Please key in your code / gate opener before entering the gate, even if it is still open from the previous person.

Several items were presented for new business.

Improving the look of the front entrance was brought up. Until we have the road / gate final billing, it was decided to seriously cut back some shrubbery, and increase the amount of lighting at the gate. The Board will review the look of the front entrance in spring.

Our snow plow person has pointed out that he needs some place to put snow so as not to berm driveways. The biggest problem is when there are obstructions on both sides of your driveway at the road. For example, road delineators. If you have them, try moving one farther up the driveway so he can create a berm on one corner of your driveway and the street.

Just a reminder to all residents with pets. When walking your pets, please clean up after them. There is a fine in place if you don't.

Janden Sullivan has resigned as Secretary Treasurer.

The following people were elected to the Board for 2024 / 2025.

Robert Bevacqua	President	8597 Audubon Dr	949 614 6212
Matt Mac Leod	Vice President	8585 Audubon Dr	208 660 2019
Mike Murphy	Retired President	8415 Audubon Dr	208 659 9177

In closing, I wish to give out a special thanks to Kathleen Peel and Berta Robles for the cheesecake with “ New Road “ decorations that they shared with those in attendance at the meeting. It was a “Thank You” for efforts to get the road and gate done, and was much appreciated.