**Board Meeting Minutes September 24,2022**

An emergency board meeting was convened on September 24, 2022 to discuss the state of HOA Finances. The meeting was opened with prayer and called to order.

The Vernon Hill HOA started the year 2022 off with a huge deficit in uncollected HOA dues. A thorough review of finances was done including all credit deposits, expenses and expenditures. The result yielded a huge deficit in needed funds to pay current bills and commitments due through the end of year.  The root cause of the lack of funds is directly tied to uncollected HOA Dues.

The Board agreed to make some necessary adjustments and revisions to the current lawn service contract. Because we are near the end of the year, we don’t anticipate any major lawn expenses until the spring of 2023. The group also agreed to discontinue payment to Birmingham Water Works for the access to a sprinkler system at the entrance to the neighborhood off Old Springville Road. While these adjustments will help to pay the current commitments, it stills leaves the HOA bank balance insufficient to cover future expenses through the end of the year.

HOA board members have agreed to make some personal sacrifices in order to cover some expenses and to try to create a cushion for a minimum balance going into 2023. Some board members will make early payments of HOA dues for 2023, while others will pay from personal and private funds an outstanding invoice for additional landscaping services that were provided. Collection of unpaid HOA dues is ongoing.

It has become clear that a raise in HOA dues is necessary and vital to make sure our beautiful Vernon Hill neighborhood is properly maintained. This issue will be raised at the next community meeting in January of 2023.