

**CMHOA Annual Meeting**

**Tuesday March 7th, 2023, starts 7.00pm**

The location will be:

**American Legion Post #187**

**225 East Holding Avenue (Across from the Post Office)**

Enclosed the Annual report and Budget for 2022 and expected expense for 2023.

At the Annual Meeting we will cover:

1. The 2022 annual report
2. The 2022 Treasurer’s report and proposed budget for 2023
3. The proposed slate for the HOA and ACC board positions for 2023
4. Any other Business

Current 2023 Slate of CMHOA Officers

President - Open

Vice President - Open

Secretary/Communications - Open

Membership - Open

Treasurer - Paul Moseley

ACC Chair - Open

ACC Committee - Theresa Bryant, Butch Sheffield, David White, Open

**Report of CMHOA Board for 2022**

**President’s Report –**

There was no volunteer for the position in 2022 - position was left open.

**Vice President Report –**

There was no volunteer for the position in 2022 - position was left open.

**Communications Report – (Andy Buschine)**

Thanks to the fantastic support and hard work of Keri & Scott Saul, for their ongoing support and maintenance of the web site and posting news when required.

**Membership Report**

There was no volunteer for the position in 2022 - position was left open.

**ACC Report – (Jason Black)**

2022 was a relatively quiet year regarding improvements and ACC applications in Crenshaw Manor.

The landscaping bed plantings on either side of our entrance were given some TLC in that there were several shrubs/plantings that were reduced in size to allow them to fit their area without crowding out other nearby plantings.

The landscape lighting continued to be refreshed and repaired where necessary.  Several of the lights burned out since first installed and several of the wires were damaged over the course of the year by water/activity/etc. (all to be expected).  All the lights have LED bulbs which tend to have approximately a five-year lifetime. It has been quite a few years since the lighting was installed, and with low voltage lighting/wiring like that, these repairs can only continue for so long. Soon it will be necessary to replace the wiring.

The holiday lighting was another huge success at our front entrance, and for once, the weather didn’t delay the installation. There were no outage issues, which worked out for a wonderful exhibit.

Also, a big shout out to all our volunteers who helped our three board members make the luminary display over the New Year’s holiday a resounding success! Our neighborhood truly shined, and it was great seeing some of our families with younger children out lighting the luminaries and enjoying the season.

As to ACC Permit applications, we approved the following:

-  Tree removal - 8 permits

-  New architectural asphalt shingle roof - 4 permits

**Treasurer’s Report – (Paul Moseley)**

Highlights for 2022

* Total Accounts balance is very strong at $15,499
* No outstanding membership dues to report for 2022
* Majority of expense $11,404 came from front entrance maintenance, covering landscaping, irrigation and electrical repairs and upgrades.
* Updating the street signs to meet the new code requirements came in at $4,092, further expense of $2,895 will be realized in 2023 for upgrading the stop signs.
* With limited board volunteers there were no major improvements realized in 2022, this was the biggest variance against the proposed budget for 2022.
* $6,014 was retained in the HOA savings account.

Recommendations for 2023 Budget

* HOA Dues to remain fixed at $200.
* The carry over balance is too high with $9,485 in the checking account. The goal of the new HOA board should be to use funds for neighborhood improvement projects. We need volunteers to stand for the HOA board so we can review potential improvements and activities for the neighborhood.
* I suggest $5k could be assigned to additional neighborhood improvements in 2023.
* Maintain the $6k in the savings account as the ‘rainy day’ fund if needed

**2022 Actual Expense against Proposed Budget**



**2023 Proposed Budget**

