**Adams West Homeowners Association**

October 2024 Minutes

Monday, Oct. 7, 2024 Zoom Meeting called to order at 7:00 pm

**Attendees:**

President: Pete Edelstein

Treasurer: Cindy Lapanowski

Beautification, Directory, & Member at Large: Christine Bennett

Communications: Andrea Potok

Secretary: Sally MacBeth

Social: Gautam Gupta

Members at Large: George Williamson, Mingda Zhou, Kai-Lynn Rim

**Treasurer’s Report: Cindy**

* 2024 Dues Update: refunds from overpayments have been sent, 1 home remains not paid
* Ending Balance Sept 30: $61,137.
* Proposed 2025 budget sent to board today.
* Discussion about putting cash reserve into interest bearing account, which should not affect our tax- exempt status. Agreement that we must keep checking and savings HOA accounts at same bank. Cindy will look into switching banks to maximize interest.
* Agreement there will be two names on each account, as in the past.
* With these minutes of the Adams West HOA, it is agreed by unanimous vote of those present that Andrea Potok and Cindy Lapanowski will be signors on each bank account.
* $10,000 additional will be added into Reserve fund

**Minutes: Sally**

* September minutes accepted as written

**Beautification**: **Christine**

* Holiday lights: Confirmed for the season, Brett will hang these at usual time.
* Landscaping Update: All beautification has been completed for Burlington Ct, Salem Ct, Snowden Ct & Saratoga.
* Grasses and lillies trimmed at Monticello Park and entrances.
* No big expenses expected for next year.
* New Signboard purchased to show events & HOA info – it is placed on Salem just west of Jason.

**Directory: Christine**

* Cathedral Publishing is not responding regarding the printing of the 2024 directory.
* We have sent them a letter terminating our contract with them.
* Homeowner Directory 2025 and beyond will be on our website.

**NEW HOA Website: Christine**

* Agreement to look into moving to new website to better support HOA (directory, online payments, etc). Christine will share info with board for agreement.

**Annual Meeting:** **Nov 18th. Zoom 7 pm.**

* Email will go out soon to all homeowners. We had almost 40 people in attendance last year!
* We will put info on website and Facebook soon
* Please invite and encourage your neighbors to attend this meeting

**Welcoming and Communication: Andrea**

* No new home sales
* Emails being opened more for events than HOA updates/minutes
* We will begin mailing new homeowners a welcome to the neighborhood letter

**Social: Gautam**

* Holiday event Dec. 7, 2-4 pm, Monticello Park
* Santa, pony rides, petting zoo
* Coffee and hot chocolate added this year! Will also have Cider & donuts

**HOA Board Meeting Schedule 2025**

* We will have 4 regular board meetings in 2025: Feb, May, Sept, Oct, and the annual meeting in Nov.

**Management Company Discussion: All**

* Christine and Kai-Lynn researched and presented findings. Costs ranged from $8680 to $23808 annually. Lowest end was financial management only to high end of full management.
* Agreed now is not the right time to pursue this as we still have a great board & financials are well done.

**JOIN US! We need President and Co-Beautification chair**

* Long time President Pete will be stepping down after Nov. annual meeting.
* Looking to split Beautification position so we have 2 people available
* Only meeting 5 times a year – so super easy commitment!!!
* Reach out to Christine Bennett celejb@yahoo.com with any questions or interest in joining the board

**Next meeting date:** will decide after beginning of year.

Meeting was ended 8:20 pm by Pres. Pete Edelstein