

Halstead Glen Cluster
Board Meeting
November 30, 2022, via zoom

Call to Order- Meeting called to order at 7:04pm

Attendees

Samantha Gold – President
Liz Korson – Treasurer
Lisa Cornaire – Property Manager
Kim Malinsky – Homeowner
Gina Garcia – Homeowner
Greg Kramer – Homeowner
Frank Tobia – Homeowner
Alyson Newman- Homeowner

February Meeting minutes were reviewed and approved unanimously.

New Business- The board reviewed the draft reserve study as presented by Mason & Mason. Notable changes to this study as compared to the previous include the addition of ‘Stormwater Management’ as a new component and the street repair work moving up in schedule from 2028 to 2027. The reserve study was approved unanimously by the board and Lisa will obtain a final draft from Mason and Mason.

The board reviewed the 2023 budget. Expense items stayed relatively the same however, the reserve contribution required in 2023 will increase based on the new reserve study. For that reason, the annual assessment will need to increase for 2023. The board unanimously approved the 2023 budget.

The Board reviewed the financials and voted unanimously to contribute the budgeted amount of \$16,758 to reserves and any additional left over from operating budget times that come in under budget at year-end.

Motion to enter closed session at 7:40pm

Board reviewed an account in arrears in closed session.

Motion to enter open session and adjourn at 7:45pm.