

Abercrombie Woods Property Owners Association
Annual Meeting 2022

16th. Annual Property Owners Association Meeting
January 30, 2022

Joe Ello, President, called the meeting to order at 12:01PM
Owners present at the meeting as follows,

Froida, 4080 Westwood
Bouse, 4081 Westwood
Ello, 2730 Quicksilver
Piehl, 2660 Hollister
Pomeroy, 2901 Nautica
Jahnke, 2671 Hollister
Manuzzi, 4040 Westwood
Chomicz, 2681 Hollister
Simpson, 4261 Westwood
Demsich, 4291 Westwood
Sabados, 2420 Westwood
Lauzon, 2451 Westwood
Khan, 4041 Westwood
Black, 2670 Pinehurst
Towner, 2501 Aeropostale
Pizzi, 2722 Pinehurst

The minutes of the 2021 Annual Meeting were read.

On motion the Minutes were approved as read.

Evelyn Ello went through the Treasurers Report for the period ending December 31, 2021.

Checking Account Balance of	\$ 43,210.74
Saving Account Balance of	\$ 8,167.91
Total Cash on Hand of	\$51,378.65
Projected Balance at July 1	\$33,078.65

On motion and second, the Treasurers Report was unanimously accepted.

Joe Ello reviewed the Budget for 2022-23 noting a major expense for the coming year being \$7,000 for fountain and bubbler maintenance and repair/replacement.

Total Expenses	\$44,872.00
Total Income	\$38,541.00
Expected Loss	(\$7,669.00)

Joe Ello discussed the COLA increase for 2022 being 5.9% coming to \$15 per house. Raising the annual fee to \$263. There was a general discussion among Property Owners about raising the annual fee to \$300 with questions being raised whether the Board was permitted to do so. Joe Ello stated he would speak to an Attorney for a legal opinion which was accepted by all. The motion to accept the COLA increase was made and seconded unanimously.

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On motion and second, the Budget for 2022-23 was unanimously accepted.

Joe Ello led several general discussions:

- Pond 3 maintenance access issues
- Possibility of increasing the fees to Purchasing Property Owners
- Possibility of issuing monetary fines to Owners not in align with By-Laws and Covenants
- Possibility of adding Post Lighting at the ponds similar to Owners Post lights
- Possibility of having a special assessment of \$50 per Home for pond fountain/bubbler expenses this year to Owners during the winter months to offset the financial impact to Owners.

Joe discussed the addition of Solar Panels to homes in the Association, one home already has panels installed and a second desires to add solar panels. The common feeling among Owners seemed to be out of sight out of mind. If the panels are on the rear of the home and do not extend above the roof peaks and are not visible from the street there appear to be no objections.

Joe opened the nominations for Board of Directors 2022 – 2024 and announced that he would volunteer again as a Member of the Board of Directors. He then introduced Owners Kevin Kelly and Jody Jahnke who both wish to sit on the Board of Directors.

On motion and second all three were nominated and elected as the new Board of Directors of the Property Owners Association.

Other volunteers for Committees:

Pierre Lauzon	Architectural
Jodie Black	Architectural
Vic Pizzi	Architectural

Jodie Black	Social
Nicole Ello	Social
Evelyn Ello	Social
Paula Firzell	Social

Diane Bouse	Ponds
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Darlene Manuzzi	Directory
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The meeting ended at 1:25pm

Submitted

Vic Pizzi
Secretary