

Druid Hill Townhome Association
Annual Meeting 2023
October 16, 2023

ATTENDANCE

- Units in attendance included 2800, 2810, 2816, 2822, 2826, 2830, 2832, 2834, 2836, 2850, 2852, 2860, 2866, 2870, 2872, 2874
- Units submitting a proxy were 2802, 2804, 2806, 2812, 2820, 2842, 2846, 2854, 2876
- Not in attendance were units 2814, 2840, 2844, 2856, 2862, 2864

READING OF PRIOR MINUTES:

- MOTION: Approve annual meeting minutes from 2022; Motion Made by 2834
- MOTION 2nd; Motion 2nd by 2816
- MOTION PASSES

PRESIDENT'S REPORT:

- i. 2023 has been a rather quiet year and in general things have been running smoothly.
- ii. In large part that is due to the hard work of our committees: the Board and the Grounds Committee. I would like to thank this year's Board members, Rosalie Gallagher, Larry Kirsner, Barry Monaghan and Ben Ullem. Barry and Ben are leaving at the end of their two-year terms. Josh Kimelman and Patsy Shors have kindly agreed to be nominated to two-year terms, and you will have the opportunity to nominate other candidates later when we get to elections as part of New Business.
- iii. The members of the Grounds Committee are Steve Jacobs and Susie Kimelman, who serve as co-chairs and often attend Board meetings, Patsy Shors and Susan Moore. The excellent appearance of our development owes much to their hard work and the time they have spent working on your behalf.
- iv. I also want to commend our manager, Jeff Horner, for his hard work and cooperative approach with the Board and the Grounds Committee. He administers the HOA's finances and the trouble-ticket system which has handled service issues raised by homeowners. He also manages our service providers. It is very difficult to get prompt service from our vendors who themselves are often handicapped by shortages of labor and parts. Jeff has done an outstanding job under difficult circumstances.
- v. One continuing issue for the Association has been the problem of increased water flow and soil erosion in the creek. The abnormally dry summer has made this seem less pressing at present, but heavier rains will return at some point. The core problem has been increased water flow caused by landscaping changes at the Wakonda golf course. There seems little chance of getting substantive help from the City until we get more political support from our neighbors, and that is not likely to happen when the creek is almost dry. We may have to reconcile ourselves to dredging the silt out of one of the culverts from time to time.

TREASURER REPORT: Association should be under operating budget for 2023 with excess funds being put in reserves. 2023 proposed budget was reviewed and discussed. Budget increases were put in place for snow removal (+\$5,000), gate maintenance (+\$1,500) and lawn mowing (+\$1,000)

while other expenses were reduced (-\$7,000). Total Operating budget for 2024 is at \$186,400 with a net operating income of \$5,600.

GROUNDS COMMITTEE REPORT: Recently a new fence was installed at the bottom of the hill on top of the retaining wall. Committee has been doing a walk through and recently had all the trees trimmed within the association. Painting has been taking place for touch ups throughout the association. Committee reminded the owners that if they have any grounds concerns or issues that they need to take ownership and reach out to the property management company to open a task, followed by a work order.

NEW BUSINESS:

1. NORTH GATE REPAIRS vs CLOSING NORTH GATE – Discussion on whether to repair the gates or close the gates for the association took place. The Pro and Cons were discussed, and a motion was made to repair the gates:
 - MOTION: Fix north gate out of reserves replacing the operators; Motion made by 2810
 - MOTION 2nd; Motion 2nd by 2854
 - MOTION PASSES

2. APPROVAL OF 2024 ANNUAL BUDGET
 - MOTION: Approve 2024 Annual Budget; Motion made by 2810
 - MOTION 2nd; Motion 2nd by 2836
 - MOTION PASSES

3. ASSESSMENT OF \$1500 FOR RESERVES
 - MOTION: Assessment to each unit of \$1500 to be paid by 3/31/24; Motion made by 2810
 - MOTION 2nd; Motion 2nd by 2830
 - MOTION PASSES

4. ELECTION OF OFFICERS – Joshua Kimelman (2810) and Patsy Shors (2854) agreed to be on the board to replace 2 outgoing board members. There were no other nominations.
 - APPROVED BY ACCLAMATION

MOTION TO ADJORN:

- MOTION: Motion to Adjourn; Motion made by 2830
- MOTION 2nd; Motion 2nd by 2852
- MOTION PASSES