

Druid Hill Townhome Association
Annual Meeting 2022
November 14, 2022

ATTENDENCE

- Units in attendance included 2800, 2804, 2810, 2814, 2816, 2822, 2824, 2826, 2830, 2832, 2834, 2836, 2840, 2850, 2852, 2854, 2856, 2864, 2866, 2874, 2876.
- Units submitting a proxy were 2812, 2820, 2842, 2860.
- Not in attendance were units 2802, 2806, 2844, 2846, 2862, 2870, 2872

READING OF PRIOR MINUTES:

- MOTION: Approve annual meeting minutes from 2021
- MOTION 2nd
- MOTION PASSES

PRESIDENT REPORT: Paul could provide this.

TREASURER REPORT: Association should be under operating budget for 2022 with excess funds being put in reserves. 2023 proposed budget was reviewed and discussed. Association's operating budget is at \$179,972 with an excess at year-end of \$18,028. Any overages at year end will be placed in reserves and any shortfalls will require money to be transferred from reserves to operating.

MAINTENANCE REPORT: Currently there are 5 open tickets:

1. Concrete Repair - Most repairs are completed, but we are waiting on a final walkway to be completed.
2. Stoop Repair - Repairs to 2850 Druid Hill Drive stoop will take place on 11/30/22.
3. Tree Trimming - Oak trees will be trimmed the first couple of weeks in December to finish the tree trimming for the year. These trees had to be trimmed when all the leaves were of the trees given the type of species.
4. Grass Seeding Areas - Seeding will take place in the Spring 2023 for several areas on the south end of the association.
5. Master Paint Ticket - Touch up painting will take place in 2023. On the list that we were unable to get to in 2022:

- 2940 Druid Dill Drive - Front of unit, with stucco needing repaired.
- 2806 Druid Hill Drive - Back trim on back porch.
- Association - Unit numbers needing touched up

ELECTION OF OFFICERS: Jean Shires and Rosalie Gallagher's terms ended on the board. Larry Kirsner and Rosalie Gallagher were nominated to serve a 2-year term on the board. Since there was no opposition, both were unopposed and approved to the board.

NEW BUSINESS: There was discussion around the assessment from the prior year and whether that carried forward year over year. It was recommended to the association to review and vote on an assessment every year as needed.

- MOTION: An assessment of \$1500 per unit for 2023 will be due by March 31, 2023.
- MOTION 2nd
- MOTION DID NOT PASS

- MOTION: A one-time assessment of \$1500 per unit will be assessed in 2023 to help build the reserve funds. The assessment will be due by March 31, 2023. Any future assessments will be reviewed at the 2023 annual board meeting and voted on.
- MOTION 2nd
- MOTION PASSES

MOTION TO ADJORN:

- MOTION: Motion to Adjourn
- MOTION 2nd
- MOTION PASSES