

A July 2023 HOA Meeting was held between Margo Kendrick and Dave Brommel with Pat Brommel, to discuss our money account and expenses.

The following is a list of expenses broken down:

**Garbage: \$380.47 per month
Water: \$5.00 per month
Yard: \$150 per mow (includes our ditch)
HOA Insurance: \$350 per month (we will pay quarterly at \$1050)
Lawn Fertilizer: \$210 per application (4 steps)
Weed Control: \$485 per application (2 steps)
Snow Removal: \$150 per removal when 2" deep**

And of course, with all 10 homes paying \$150/month – we are taking in \$1500/mo.

The discussion was how to be all inclusive with the above expenses on \$1500/mo.

After consulting with Superior Kuts Lawn Care, it was decided that our second fertilization could be skipped, but to keep the weeds from taking over, it was agreed we would have one more weed treatment in August. The weather is the deciding factor as to when this application is done.

Snow removal with the same company was discussed and as of now the 2" requirement for them to come and plow/shovel, will be followed. Will discuss this again closer to winter for clarification and perhaps changes.

Due to the expense of mowing and funds being limited it was agreed that our lawns will be mowed 4 more times with the following dates:

July 12th, July 26th, August 9th and August 23rd.

For the same reason, we are paying our HOA insurance quarterly because we do not have the funds to pay it yearly. However, if we could ever pay yearly, we could get a discount.

Other discussions were:

Stay with current HOA dues of \$150.00 until fall and readdress.

Dave volunteered to clean gutters for all townhomes.

Dave is going to check with Wright Tree Service to follow up on status of checking the health of them and seeing if/what they trim for us free of cost. We have tree branches on roofs and need to check making sure they are not causing roof damage.

Chuck and Margaret have officially moved and our new neighbor is Keith Trotter. We will make sure he has all the information he needs to be comfortable here. Keith has a service dog that will be living with him. Welcome both of you.

Again asking all that use the recycling container PLEASE be considerate of others and SMASH plastic bottles and BREAK DOWN cardboard boxes. This makes room for everyone to add to the container.

Will send an on going list later, of future maintenance needs/request to keep everyone updated. Keeping our outside maintained increases the value of our homes and the cost of replacement less.

Just to remind you that because of the HOA being low for so long, one house unoccupied, and service fees increasing to keep up with inflation, we are trying our best to keep up and not raise fees. But reality speaks and if we have a large expenditure (like we did for our roof) we may have to ask for a special assessment, or raise the HOA. Something to keep in mind.

Any suggestions are welcome.

Marge Handrich President

Dave Hammond Vice President

Pat Hammond Secretary