

Adam Ridge Rowhomes Board Meeting October 23, 2025

Budget and Reserve Funding Analysis

Property Management by Design presented a budget analysis to the board, highlighting that current association dues are \$180 per unit, with historical data showing consistent fees across various services. He introduced the concept of reserve studies, explaining their importance for financial planning and compliance with lender requirements, and noted that the current budget allocates only 2% of dues to reserves. Property Management by Design suggested considering a \$45 increase in dues to \$225 to address reserve funding concerns, comparing the association's fees favorably to others in the area. Property Management by Design presented a financial analysis to the board, highlighting that current reserve levels are below the FHA eligibility requirement of 10%, with a potential cost of \$3,500-\$4,000 to regain eligibility if lost. He suggested taking a loan against reserves to secure a 10% insurance discount, which Ryan supported as a "no-brainer" strategy. It was agreed to increase dues to \$210 and review the reserve study to see if the association is allocating enough to reserves.

HOA Reserve Study Update

The board discussed the need for an updated reserve study, which Property Management by Design recommended conducting every five years, noting that the current study is outdated. They agreed to proceed with the study next year to assess the remaining lifespan of the roof and siding.

Reserve Study and Maintenance Budget

The board discussed the timing and budgeting of reserve studies and dryer vent cleaning, with Property Management by Design suggesting that the \$3,500 reserve study budget could be used flexibly for different purposes each year, including dryer vent cleaning. The board reviewed water usage and lawn maintenance costs. The board agreed to continue water services and adjust the associated budget accordingly, while considering potential fee adjustments to keep monthly payments manageable.

HOA Dues Increase Discussion

Dues were increased from \$180 to \$210, effective January 1, 2026.