

THE 300 OWNERS ASSOCIATION, INC.

Budget Meeting

Wednesday October 27th, 2025

SOUTH PAVILION

MINUTES

Meeting called to order at 7:01PM

Present were Jutta Williams, President, William Warner, Vice President & David Katz, Director. Representing management was Patti Servidio, Elevated Mgmt. There were 15 owners present.

David motions to approve the Minutes from our June 2025 Board Meeting, seconded by Jutta, all in favor, Minutes approved and dispensed.

President's Report: None.

Old Business:

1. Midge Treatment was done as a courtesy and will not be done every month. The POA is not responsible past the easement, that is each owner's responsibility.
2. Irrigation repairs were completed and water will be switched back to once a day again.
3. Meeting Signs- New meeting signs will be ordered.
4. The paving by the City has not been completed yet, but we are told it will be done by October 2025. They are voting on July 15th, 2025.

New Business:

1. Approval of Budget for 2026- The Budget for 2026 was discussed. There will be a 10% increase that is necessary for us to cover predicted expenses. Everything has gone up, especially the Insurance. With this Budget increase, our budget will be fully funded with assessment/HOA payments for the first time in over 15 years and not with Comcast funds (which are depleted). Jutta motions to approve the proposed Budget, seconded by David, all in favor, proposed Budget for 2026 is approved. Coupons will be mailed to all owners. Please contact Victory Accounting to adjust your HOA payment.
2. Picnic tables at South Pavilion will be refurbished, sanded & painted.
3. Fire in Vacant field was put out immediately, management is not entitled to fire report, so we do not have any more details. If you see suspicious activity, please call the Police.
4. Gate repair at South Pavilion (new loop); repairs were done.

Owners Discussion: Budget was discussed and explained including maintenance, repairs, office phones & internet. Reserves were discussed and will be added to/funded every year. Coyotes were discussed, they have been seen a lot lately. The City advised there is nothing they can do. Please remain vigilant when walking children or dogs in the community.

Meeting was adjourned at 7:41PM