

# SPICE HILL WOODS HOMEOWNER'S ASSOCIATION

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Kevin Swanson	Jason Gasior	Kimberley Parks	Shannon Turner	Valerie Steiner
<i>President</i>	<i>Vice President</i>	<i>Treasurer</i>	<i>Secretary</i>	<i>Member at Large</i>

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## Annual Meeting, December 7th, 2023 @6:30pm

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**Attendees:** Kevin Swanson, Jason Gasior, Kimberley Parks, Shannon Turner along with two other unit owners.

**Call to Order:** The meeting was called to order at 6:30 pm. Board members were introduced. (Meeting notice, was mailed out to each unit owner on November 21<sup>st</sup>. The mailer included a copy of the 2022 meeting minutes and 2023 budget along with a Proxy Delegation Form. The information was also posted to <https://spicehillwoods.com/meeting-information>.)

**2022 Meeting Minutes:** Kevin (Board President) offered to read the Minutes from the 2022 Annual Meeting. A motion was made to approve 2022 minutes without reading them aloud, the motion was seconded by another unit owner. All those in attendance were in favor. The 2022 minutes were approved.

**2023 Overview:** Kevin then gave an overview of business from 2023, which included the following notable topics:

- **Home Sales** - Eight homes sold this year, and one more is under contract this week. We are over budget from the income.
- **Property Maintenance** - This year we had issues with the inadequate quality of work and the lack of responsiveness of TS Minor Enterprises LLC. We sought bids for a new contract from other landscapers and compared them to the current contract rate. The contract bid from D. Perrelli Landscaping LLC was lower than our contract rate was last year. We will contract Dave Perelli for our landscaping in 2024.
- **Entry Lights** - The front light was out. An electrician came to fix it and looked over the existing electrical. There are old parts that will need to be replaced. We will upgrade them in 2024.

**2023 Budget Review:** Kim (Board Treasurer) reviewed the 2023 budget and Actual Expenditures. Items specifically brought up for discussion:

- **Association Dues/ Revenues-** Almost all dues/liens were collected. One unit is still outstanding. We collected \$19,842.68.

-**Expenses** - Electricity budget was higher; we changed our contract and lowered the rate to roughly \$0.14. Insurance increased 25% we searched out other bids and they are all in the same range.

**2024 Projected Budget:** Kim read and reviewed the 2024 budget. A motion was made to accept and pass the projected budget with dues of \$105, the motion was seconded by another unit member. All those present were in favor. The budget was approved and passed.

**New Business:** Speeding complaints resulted in police pulling over cars in the neighborhood. Yard/Fence/mailbox damage from Frontier, they say they talked to the contractor, and the town is staying out of it.

**Unit Owner Questions/Concerns:** A unit owner asked about road repairs and Kevin shared that we are included in the town budget, but not high on the list for repairs, he will reach out and find out more. There are sidewalks in the neighborhood that have brush growing over them and there was a question about who holds the responsibility of clearing them. Kevin called the town to clarify and is waiting for a response.

**Meeting Adjourned:** A motion was made to end the meeting at 6:50 pm, the motion was seconded. All those present were in favor. The meeting was adjourned at 6:50 p.m.