

**THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
ANNUAL MEETING MINUTES  
NOVEMBER 5, 2024**

The November 5, 2024, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:00 pm by Board President Chuck Stahl

**I. Roll Call**

- A. Board members present: Lynda Lyons, Kathy Burke, Ryan O'Dwyer, Chuck Stahl
- B. Board member absent: AnnMarie Vasta
- C. Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC

**II. Proof of Notice of Meeting**

- A. Attached to minutes is the copy of meeting notice that was sent to the owners of the community.

**III. Approval of Previous Open Meeting Minutes**

- A. Minutes from the September 3, 2024, meeting was presented to the board for approval. Lynda motioned to approve minutes as presented, Kathy 2<sup>nd</sup>, All in Favor.

**IV. Report of Officers –**

- A. Financials – Melissa reviewed the Cash Position of the Association as of October 31, 2024 for the residents present. Operating Account \$4,897.57, Reserve Accounts – CIT \$61,454.45, Morgan Stanley \$38,341.64, total Combined Cash Position \$104,886.84. Also, a Profit & Loss statement as of October 31, 2024 was given out to the residents present.

**V. Election of Board**

- A. Election Judges and Amanda Insley proceeded to count the ballots that were submitted, Chuck Stahl, Kathy Burke and Susan Allen received the largest number of votes and were elected to the Board for 2-year terms beginning January 1, 2025.

**VI. Old Business –**

- A. Chuck Stahl reported to the residents present that at the October 8, 2024 meeting of the Board, the Board voted to appoint Ryan O'Dwyer to vacant seat left by John Engle. His term will end on December 31, 2025.

**VII. New Business**

- A. 2025 Budget – The 2025 Budget was presented with the no increase for the 2024 year and the Insurance Premium Increase assessment to be raised to \$77 a month for all residents to cover the insurance premium increase for 2025. Lynda motioned to accept the 2025 Budget as presented, Kathy 2<sup>nd</sup>, All in Favor

**VII. Adjournment**

- A. Being no other business, the open portion of the meeting, Kathy motioned to adjourn the meeting at 7:28pm, Lynda 2<sup>nd</sup>, All in Favor.

Respectfully submitted, Melissa Errickson, Manager