

**Florence Overlook Homeowners Association (FOHOA)
Annual Meeting 2022**

October 28, 2022

5:00 PM

3401 Rebecca Jane Way, Stegen Drive

Website: <https://sites.google.com/site/fohoasite/>

Called to Order: After a social hour with food and beverages that began at 4:00pm, the President called the meeting at 5:00pm.

In Attendance: Board Members present were: Jeff Bobich (Pres), Daniel Elder (V-Pres), and Carol Joyce (Secretary/Treasurer). Susanna Kavanaugh (Chair ARB), and Ann Sturner (ARB Member) were also present.

The following residents were represented: Nine families (of the 31 homes) were represented at the meeting. All residents that attended the meeting signed a "sign-in" sheet. *See attached roster.*

Quorum Call to Convene Meeting. The President determined that the 10% needed to convene this meeting was met.

Introduction of New Residents. The President introduced our new resident (Will Weissert).

Powerpoint Presentation: The President went through the Annual Meeting 2022 PowerPoint Presentation by starting with the meeting agenda, and then covered the following areas:

- Introduction of Four New Residents – Will Weissert was present. Also, the President informed neighbors of upcoming sale by one resident (6128 Stegen Drive).
- FOHOA Document Updates – Specifically, FOHOA Plat and Phone Roster updates were provided to residents to update any information that needed to be modified.
- ARB Report and Current State of Neighborhood. The ARB summarized their recent walk about through the neighborhood and the individual "notices" issued to residents identifying minor discrepancies or matters requiring their attention.
- Common Areas – Parcels A and B. Informed residents of BoD walk-through of both common areas. As for Common Area A, new, larger, and more visible signs were ordered, and contact with original survey company made to remark boundaries to this common area. As for Common Area B, Lopez Landscaping has now been hired by the BoD on a regular basis to maintain this area throughout the year.
- Finances – Taxes and Insurance. Taxes are up to date and Insurance policy is current.

- Finances - Budget. All homeowners' dues have been paid. All bank accounts have now been merged with Pac Western Bank (no more bank charges). Operating and Reserve accounts are healthy. BoD met its goal of \$30k for Reserve account, therefore BoD plans to discontinue additional monies into Reserve account in 2023. President discussed that homeowners' dues will remain same for now (\$300.00/year). Remaining expenses for year are Holiday Party and continued landscaping service to Common Area B.
- Social Events – Discussed success of Spring Picnic on 4 June 2022 and Fall Picnic on 17 September 2022. President discussed possible joint event with adjacent HoA neighbor (Huntington Forest) and Montessori School in Spring 2023. Upcoming Holiday Party (10 December 2022) was discussed for second host.
- Overview of Sentry Management – Who they are and what they do for us. President discussed 26 August 2022 Zoom meeting with Sentry Management (Becky SuPrise)
- FOHOA Website. Vice-President explained status of new website and what it would contain.
- Community Issues. President discussed current developments in the outlying areas of Florence Overlook (such as South Alex Development and Huntington Club Development). He further discussed speeding on Florence Lane and concern by adjacent HoA neighbors (Huntington Forest), and their joint letter to Franconia District Supervisor Rodney Lusk. *See attached letter.*
- Neighborhood Watch Program and Community Reminder. Another pitch from previous annual board meeting was made to get neighbors interested in initiating this program. A reminder was made as to recycle rules.
- Election of a New Board Member – President's term ends on December 31, 2020.

The PowerPoint presentation, along with copies of plat, were provided to the residents. *See attached PowerPoint and plat.*

OPEN FORUM: Several comments were made by neighbors in response to the presentation and slides. There were no issues raised with the Board's decisions regarding the budget.

Meeting adjourned at 6:00 pm with opportunity for residents to ask more questions.

**Respectfully submitted,
Carol K. Joyce**