

# *Finch Landing Community HOA*

## Meeting Minutes

02/18/2024 2:00PM

### **I. President's Welcome**

- Perry Taggart

### **II. Old Business**

- Al Carini gave an update after contacting owners of the property at the end of the Warbler cul-de-sac. Owners told him that they would contact him when they were ready to begin building. He said that they told him they were getting quotes on completing the cul-de-sac first. When they contact Al about being ready to begin building, we will set up a called meeting to vote on allowing / not allowing them to join the HOA.

### **III. Treasurer's Report**

- Susie presented the group with the Treasurers Report. She detailed how we split the checking and reserves last year into two accounts to more accurately reflect where the money for expenditures comes from.
- Susie explained the reasons for raising the dues is to rebuild the reserve which was depleted due to major repairs to the pool.
- Homeowner discussed about installing a kiddie pool or upgrading / extending current pool. Grandfathered pool cannot have major changes without falling under current guidelines and that would require multiple large expenditures.

### **IV. President's Report**

- Perry discussed the major reasons for the need to raise the dues.
  - i. Pool repairs and ongoing costs
  - ii. Lawncare ongoing costs
  - iii. Each of these increased expenditures will cost ~\$25 per year per homeowner, hence the \$50 increase in dues.

### **V. Questions/Comments**

- Homeowner asked about how many folks have not paid their dues.
  - Homeowner was told that there are 2 homes in the neighborhood who are not current with their dues.
- Homeowner asked why the costs for the budgeted amount for new pool umbrellas was listed in the Other expenses section and not listed in the pool section.
  - Answer was given to him that the pool umbrellas may not be bought depending on how other expenses go during the year.
- Homeowner asked about an actual expense from 2023-2024 comparison.
  - Homeowner was presented with an actual expense from 2023-2024.
- Homeowner asked about when the Board of Directors voted on an increase to the dues for 2024. He said he did not see where we had officially voted on the dues increase.

- Answer was presented to the homeowner that we would “officially” vote on the dues increase at our HOA Board of Directors meeting on 3/16/24. \*After reviewing the minutes from the HOA Board of Directors meeting on 2/17/24, we actually discussed the budget and dues increase and all agreed that the dues increase was necessary\*.
- Homeowner asked what the Board is going to do if we don’t get any volunteers to serve on the board?
  - Homeowner was told that we would attempt to draft/appoint someone, or we would hire an HOA Management Company to oversee the stewardship of the HOA assets.
- Speeding in the neighborhood / running stop signs is becoming a real problem in our neighborhood.
  - Board member will visit with JCSO sheriff Janis Mangum to discuss options.

**VI. Adjourn Meeting**

- Adjourn meeting