

Villas at Auburn Meadows Board Meeting
November 17, 2024

Called to order the Villas at Auburn Meadows Board Meeting by Mike Smith at 3:30 p.m. on Sunday November 17, 2024.

PRESENT: Board members Mike Smith, Georgia Fiering, Mark Turner, Harry Falter and Jeanne Edmondson. Gloria Straka was absent. Also in attendance Kay Cannon, Deanie Gustin and Agho Armoudian.

MINUTES: The minutes from the October 13, 2024 and the November 10, 2024 Executive meeting were presented. **Motion to approve by Edmondson and seconded by Turner. Motion approved unanimously.**

Motion to approve Kay Cannon return to the board and to be the Treasurer by Smith and seconded by Falter. Motion approved unanimously.

Financial Report: The Financial report was presented by Kay Cannon as was the budget plan for 2025. The Villas dues will remain the same for 2025. Discussion of removal and addition of check signers. **Motion to approve the Financial Report by Edmondson and seconded by Turner. Motion approved unanimously.**

OLD BUSINESS:

Presentation of the bids for 29 trees to be trimmed and 2 to be cut down in the common areas. Three bids were made. **Motion to approve CentralScape for \$1,450.00 by Turner and seconded by Falter. Motion approved unanimously.**

NEW BUSINESS:

Discussion of a complaint submitted by a homeowner stating that another homeowner has note following the Covenants & By-Laws. Items were reviewed and the Board agreed to take no further action. **Motion to approve by Edmondson and seconded by Turner. Motion approved unanimously.**

Plans to honor former resident, Burke Langrall, within the community. Suggested to put plaques of honor on 2 of the Adirondack chairs in the commons areas. Fiering will get plaque pricing and styles to share with the neighborhood.

Committee Reports: Almost all of the residents have signed the Architectural Documents stating that they understand what is expected of each homeowner. Discussion to make sure that every new homeowner has a copy of the by-laws. It was decided that before a homeowner is going to make any changes to the outside of their home in any way, they need to sign an architectural form and turn into the board for approval.

Auburn Meadows will be voting to raise the 2025 dues for Auburn Meadows and the Villas by \$50.00 Tuesday, November 17, 2024.

The Budget for 2025 was presented. The 2025 dues will remain the same as 2024.

Motion to approve the budget by Edmondson and seconded by Turner. Motion approved unanimously.

Request to renew the CD for another 3-6 months by Cannon. **Motion to approve by Turner and seconded by Edmondson. Motion approved unanimously.**

Motion to adjourn by Falter and seconded by Cannon at 4:40 p.m. Motion approved.