

2021 year end board meeting | MINUTES

December 21, 2021 | 5:30 | Meeting location Zoom Mtg.

Meeting called by	Larry Hamilton	Laverne
Type of meeting	Board Meeting	Stephanie
Facilitator		Ryan
Note taker	Mark Zerbach	Mark U.
Timekeeper		Jim and Shelly

Meeting minutes from the previous meeting were presented and approved at the start of this meeting.

AGENDA TOPICS

2021 income Budget vs. Actuals | Presenter Stephanie

Stephanie presented the 2021 income and expenses for 2021.

Some deficits in the plan were highlighted where actual costs were higher than budgeted.

- Phase 1 additional costs for road repairs and the front entrance water issue.
- Phase 2 & 3 necessary road repairs
- PO Box rental fees went up.

Overall, we had a deficit in 2021 of \$14,297.60 from our projected versus actual budget.

2022 Budget Projections | Presenter Stephanie

Stephanie presented our 2022 projected expenses and budget plan for 2022.

2022 Budget projections:

- Increase fund allocation for road repairs and office expenses. Office expenses are for the purchase of some accounting software, zoom meeting capability, and increased capacity of drop box – where we store all the necessary HOA data.

The income projection for 2022 is \$55,500.00

The expense projection for 2022 is \$45,132.00

The remaining balance is for the future road maintenance that we know we need to address in the upcoming years.

We will monitor the road conditions and ensure they are safe and secure as we move forward and develop a plan to improve them

The 2022 budget was presented by Stefanie and approved by the board.

Looking Forward 2022 Topic | Presenter Larry

Larry laid out a vision for our community that works to make it safe, secure and beautiful. We want to make this a community where we are all involved and enjoy living here. We are talking about forming some specific committees where more can be involved and help out. Below are some of the high-lights with more details coming in 2022.

Road Maintenance – This committee has already been formed. Its mission is to look at long/short term strategies and plans for improving our roads. They are looking at posting a speed sign in phase 2 and 3 of 25 mph and the possibility of placing road reflectors or lines on the road to help with night visibility.

Property Maintenance – This would be a new committee that needs to be formed. Its mission would be to help maintain the overall appearance of our community. Focusing on areas like evasive brush control, continued maintenance and improvements to lots, and leveraging community resources for contractor services and ideas.

We have a bile swell in our HOA that needs to be maintained to be functional and not an eyesore. We anticipate that we will need to do some work on it in 2022 removing evasive plants and trees. This community would help to rally people in the community by identify the equipment and people we would need to complete the cleanup on a predetermined date.

Note: Mark Uhart is a great resource if you have questions on how to control evasive species on your property.

ARC – Architectural Review Committee – This committee has already been formed and is functioning for our community. Jim Moore is the current head of this committee and available for your questions.

Safety and Security – This would be a new committee that needs to be formed. Its mission would be to ensure we are looking at and resolving safety and security issues in our community.

Community Social events - This would be a new committee that needs to be formed. Its mission would be to plan events in our community that helps us to know each other and enhance our living experience in this community.

The vision behind starting these additional committees is to allow more of our community to get involved in areas that they feel gifted and to make this a community where we know each other and are proud of the community we are living in. If any of these areas are of interest to you please contact one of the board members. We want and need your support and help in making this a reality. Thank you.

Action items	Person responsible	Deadline
Define committee missions	Larry and Mark Z.	Date time
Distribute the details to all property owners	Larry and Mark Z.	Date time

Annual HOA Assessments | Presenter Larry

Annual HOA Assessments are due by January 15, 2022. These dues are \$725.00

There is also a special Assessment that was approved by the board in 2019 and runs for 5 years to help address the condition of the roads. This assessment is \$600.00 per year and is next due on June 15, 2022.

The special assessment will end in 2024.

Note: payments not received by the above dates will be charged alate few with 12%APR attached to the late amount.

Please pay your dues on time so we can continue to support our community. Thank you

Larry will send out the community Website for all property owners to review and comment on.

Meeting was adjourned.

APPROVED: April 29, 2022

Name	Approve	Reject
Mark Zerbach	X	
Stephanie Moore	X	
Ryan Hendrickson	X	
Larry Hamilton	X	
LaVerne BraBant	X	