

ANNUAL HOMEOWNER'S
ASSOCIATION MEETING
MARCH 7, 2024, 6PM-7PM

Dave's View at Martin's Bluff





AGENDA

Greetings Meeting Call to Order	5m	Larry
2023 Treasurer's Report & 2024 Budget	10m	Stephanie
<ul style="list-style-type: none">• Income• Expenses• Budget vs Actuals/Proposed Budget• Assessments & Dues		
Association Vote to Ratify 2024 Budget	10m	Larry
Election of New Officers (voting results)	15m	Stephanie
Board of Directors Transition Plan	10m	Larry
Questions and Comments	10m	All
Meeting Adjourned		

TREASURE'S REPORT

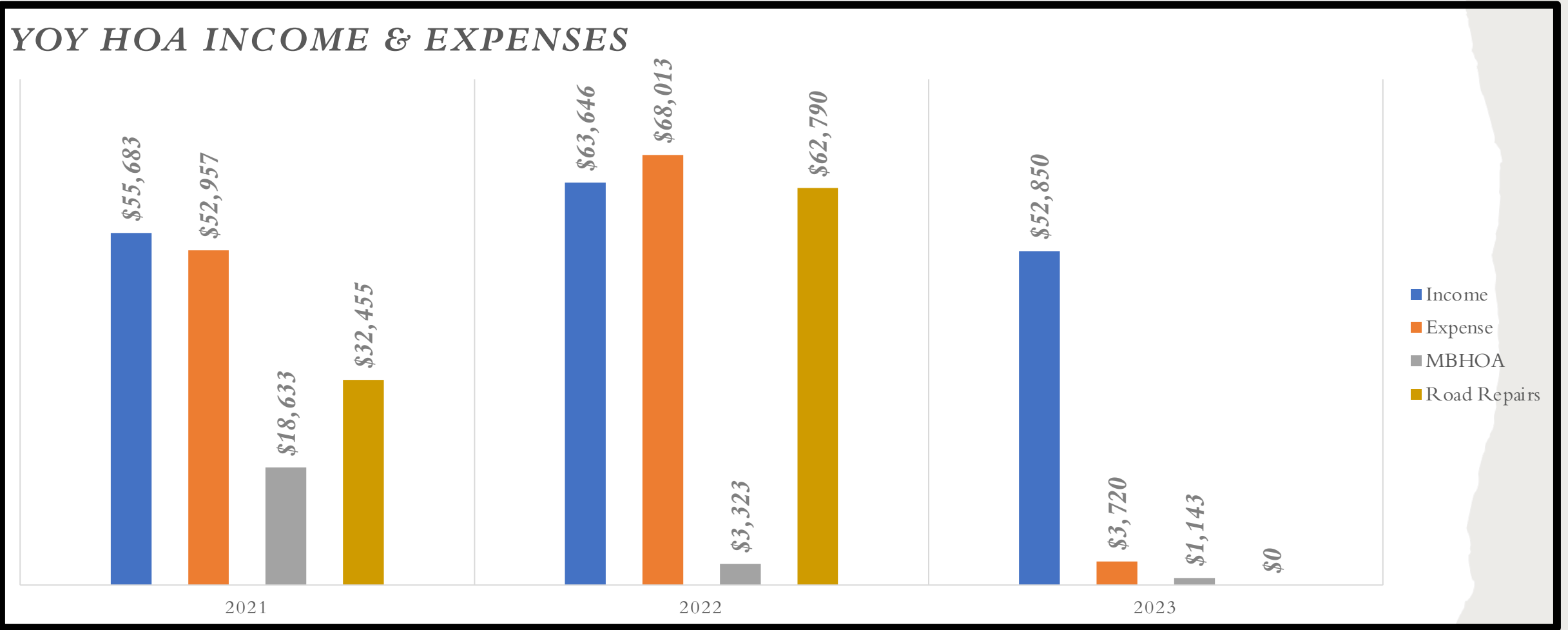
Treasurer: Stephanie Moore



	% of Expenses for MBNHOA	% of Expenses for Road Repairs
2021	35%	61%
2022	5%	92%
2023	3%	0%

Current Balance: **\$126, 499.29**
(Reserve Fund and Checking Account)

Balance reflected is as of 2.27.2024



2023 EXPENSES & 2024 BUDGET

INCOME	2023 BUDGET	2023 ACTUALS	DIFFERENCE	2024 BUDGET
HOA DUES	\$30,450	\$30,450	\$0	\$30,450
*HOA SPECIAL ASSESSMENT	\$24,000	\$22,800	(\$1,200)	\$24,000
ARC FEE	\$250	\$0	(\$250)	\$250
NON-COMPLIANCE FEES	\$0	\$0	\$0	\$0
TITLE TRANSFERS	\$200	\$200	\$0	\$200
TOTAL INCOME	\$56,250	\$53,450	(\$2,800.00)	\$54,900.00

EXPENSE	2023 BUDGET	2023 ACTUALS	DIFFERENCE	2024 BUDGET
MBHOA (60%)	\$2,580	\$1,143.20	\$1,436.80	\$2,580
TRAVELERS INSURANCE	\$1,613	\$1,632	(\$19.00)	\$1,632
ROAD REPAIR (PHASE 2&3)	\$30,000	\$0.00	\$30,000.00	\$30,000
POND MAINTENANCE	\$6,000	\$465.09	\$5,534.91	\$6,000
PO BOX RENTAL	\$66	\$95	(\$29.00)	\$95
BUSINESS LICENSE RENEWAL	\$10	\$20	(\$10.00)	\$20
ATTORNEY	\$2,500	\$0.00	\$2,500.00	\$5,000
SNOW REMOVAL	\$1,400	\$0.00	\$1,400.00	\$1,400
OFFICE EXPENSE	\$1,000	\$364.42	\$635.58	\$1,000
** Account Software	(\$50.00 per Month)			(\$50.00 per Month)
**Dropbox Storage	(\$205 Annual)	\$214.52		(\$215 Annual)
**Zoom	(\$150 Annual)	\$149.90		(\$150 Annual)
**Postage				
**Miscellaneous Expenses				
TOTAL LIABILITIES	\$45,169	\$3,719.71	\$41,449	\$47,727



ELECTION RESULTS

ELECTED CANDIDATES

74% Community Participation

Top 5
Candidates

Gloria Uhart

55 votes

Jim Marlow

26 votes

Tyler Thomas

20 votes

Garrie Caudill

19 votes

Sean Steinebach

19 votes

Cyndi Apao

16 votes

Jacob Kaler

0 votes

BOARD OF DIRECTORS TRANSITION PLAN

Meet with both the previous and current BoD
Tuesday, April 16, 2024 to begin the transition.



Discuss duties of each board position



Acquaint new members with systems and
processes



Previous Board members to be available for 6
months to 1 year to enable successful transition

