

## MACA Board Meeting 12/13/2023

- ❖ **Call to Order: meeting called to order 6:00 pm**
- ❖ **Attendees:** Wendy Walker Lot 95, Lisa Brager Lot 101, Sherry Grove Lot 198, Stephen McGill Lot 22, Stacy Asher Lot 102, Bill Lot 15, Jackie Lot 75, Stacy Asher Lot 102, Jim W Lot 180
- ❖ **Approve November Minutes:** Lisa motions to approve minutes, Stephen seconded. All voted in favor.
- ❖ **Financial Review:** Sherri transferred \$3k from checking to savings which would have been the premium for the 3<sup>rd</sup> insurance, we were only able to get two. We do not currently have property damage insurance. We are not required to carry property damage insurance. We will need to financially prepare for any unforeseen accidents/damages. The only structures we have that are over \$5k are the mailboxes and the monument/entry signs. The board members are protected for doing their jobs and liability if someone is injured on MACA property.
  - Savings: \$22,148.60
  - Checking: \$6867.17
  - Unpaid Dues: 8 properties currently unpaid. All 2022 dues/assessments are paid.
  - We received 3 checks for violations
  - Sherri is going to get a legal opinion about how take people to court and/or process liens. We are going to put the cost of \$2k into the 2024 Budget
  - 2024 Draft Budget: 2023 88.8% of Budget was used.
    - Landscaping: currently spent \$19,300 of \$20,000 for the current year.
    - Are we going to continue to use Constant Contact Mailing service?
    - Interest is collected on unpaid dues.
    - Removing Community Disposal as line item and will maintain under Misc. Expenses
    - The Reserved Fund is our "Planning On" funds
    - Questions: Sherri would like to move another \$3k from checking to savings from last years budget. We moved \$3k already but we saved \$3k so she is going to move the additional \$3k.
- ❖ **Architectural Review:** there is a homeowner that would like to replace their lawn with "thyme grass" due to severe allergies. Discussion had on putting together a list of approved grass alternatives for the HOA. The change would still need to be requested and reviewed by the board. Bill said that he would be willing to put together a short list of alternatives. We do not monitor what grass they put in but it does need to be controllable and non-invasive.
- ❖ **Landscape Review:** Landscaper has been very responsive. Wendy is going to send contract terms for the upcoming year. We do need either a volunteer or include in the contract picking up trash. Discussed including something in the newsletter "Call of Action-the volunteer who was helping to pick up the trash in our common areas are no longer with us, unless there is someone else that would like to volunteer we are asking for homeowners to

please keep their areas clean.” Looking at keeping the same landscaper for the upcoming year. Currently paying \$1375/month. Wendy is also going to ask for a more manicured entrance.

-Wendy is going to proceed with leveling of the dirt and to complete the order with them.

- ❖ **Technology Review:** in last 4 months, 8 people have been added to our HOA. The previous website designer purchased several databases that are on auto-renew and we are not currently use the space. Stephen is going to contact GoDaddy to see if we can change our plan or get a refund. He has updated the newsletter and the date for the annual meeting (3<sup>rd</sup> Sunday in January).

- ❖ **Violations Review:**

- ❖ -Lot 81: there is a mobile home parked between two houses in front of the fence and one homeowner isn't able to get into their backyard because it is parked there. She also believes that someone may be living in the trailer. If it is a violation of the CCR's a violation letter will be sent.

-House with the pile of wood under the tarp has received a letter and they had 30 days to resolve the violation.

-Homeowner requested information on how many people requested, didn't request, who was fined, who hasn't been fined on painting their house. Wendy will look into the history. The last couple years should be readily available due to digitalization.

- ❖ **Miscellaneous:**

-Wendy is going to call the Post Box to have it moved so there isn't a risk of people dropping keys in the grate.

-Newsletter: everyone will receive a paper newsletter with the proposed budget and annual meeting information. Stacy is going to take over the newsletter and she is going to look at getting it printed and folded somewhere. Sherri is going to include something on informed delivery. Lisa will send a favorite recipe to include

- ❖ **General Updates Not Covered**

-Gate on the Lot 80 Pond is broken and needs to be fixed.

- ❖ **Open Forum:**

-Jackie asked if the monument signs have ever been illuminated. The HOA doesn't currently receive an electric bill. The costs for street lights have been outside of our budget. She brought up the idea of using solar lights. We could look at purchasing a larger light and

cementing them into the entrances. Jackie is going to look into some different ideas and costs.

-Stacy put together a list of board positions and what duties they are responsible for and the time commitment needed.

❖ **Close Meeting: meeting closed 7:25pm**

MERIDIAN ACRES COMMUNITY ASSOCIATION  
ACTUAL BUDGET REPORT 2023 AND PROPOSED 2024

	Approved 2023 Budget	Actual 2023	Proposed 2024	Comments
<b>INCOME</b>				
Assessment Income	26,027.00	37,125.04	36,120.00	
Reserve Account Interest	1.50	1.75	1.75	
Title Transfer Fees	250.00	400.00	300.00	
Prior Year Assessment Income	369.00	1,513.30	800.00	
Legal Fees Collected	216.00	0.00	0.00	included in Line 6
Refunds	0.00	0.00	0.00	
Covenant Compliance Fees	500.00	500.00	500.00	
Special Assessment: Mailbox	1,250.00		0.00	included in Line 6
<b>App'd 2023 Dues Increase (39.12)</b>	<b>10,092.96</b>			
<b>Total Income</b>	<b>38,706.46</b>	<b>39,543.09</b>	<b>37,721.75</b>	
<b>EXPENSES</b>				
<b>Maintenance</b>				
Liability Insurance	8,500.00	5,724.00	5,724.00	
Landscaping	20,000.00	19,300.00	22,000.00	tree trimming and Lot 80 add'l work
Community Disposal	60.00	0.00	0.00	?
Replace/Repair 3 monument signs	0.00	0.00	0.00	
Fence Repair & Mailbox Replacement	2,500.00	1,278.97	0.00	last payment for mailbox replacement
Miscellaneous Expenses	1,000.00	0.00	1,000.00	
Mailbox Move	500.00	0.00	500.00	proposed for Cressida & Herb
<b>Administrative</b>				
Legal Fees: small claims, attorneys	500.00	0.00	2,000.00	
Hospitality: events/meetings	500.00	0.00	500.00	
Audits, Refunds, Non-profit Status	2,000.00	160.32	2,000.00	refunds for cc overpayments
Mailbox Rental	150.00	144.00	150.00	
Mailings	200.00	1,019.34	500.00	
Computer Replacement & Software	0.00	0.00	0.00	
Newsletter Printing	125.00	186.75	200.00	
Special Assessment costs	0.00	380.34	0.00	
Signs: Meeting & Garage Sale	150.00	108.37	150.00	
Corporate License Renewal	20.00	20.00	20.00	
Website & associated software renew:	500.00	759.26	500.00	
Move to Reserve Account	0.00	3,000.00	3,000.00	move another 3K in 2023?
Bank Chargebacks & Deposit Adjust.	0.00	78.83	0.00	
Email Service	0.00	13.14	?	
Paper, Ink, Envelopes & Labels	50.00	462.97	500.00	
ThurCty Public Records Request	0.00	5.85	0.00	
<b>Total Expenses</b>	<b>36,755.00</b>	<b>32,642.14</b>	<b>38,744.00</b>	

MERIDIAN ACRES COMMUNITY ASSOCIATION  
ANNUAL BUGDET SUMMARY 2023  
December 20, 2023

Budget Line Item	Projected	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Percentage
<b>INCOME</b>															
Assessment Income	26,027.00	7,730.00	11,613.93	1,374.51	1,743.65	144.61	1,605.15	6,402.08	1,126.00	582.40	2,848.69	386.73	1,567.29	37,125.04	142.64%
Reserve Account Interest	1.50	0.16	0.15	0.16	0.16	0.16	0.16	0.16	0.17	0.15	0.17	0.15		1.75	116.67%
Title Transfer Fees	250.00	50.00		50.00			150.00	50.00				50.00	50.00	400.00	
Prior Year Assessment Income	369.00	399.41	543.38	90.00			403.51	80.00						1,516.30	
Legal Fees Collected	216.00													0.00	
Special Assessment: Mailbox	1,250.00													0.00	
Covenant Compliance Fees	500.00		125.00										375.00	500.00	
App'd 2023 Dues Increase (39.12)	10,092.96													0.00	0.00%
														0.00	#DIV/0!
<b>Total Income</b>	<b>38,706.46</b>	<b>8,179.57</b>	<b>12,282.46</b>	<b>1,514.67</b>	<b>1,743.81</b>	<b>144.77</b>	<b>2,158.82</b>	<b>6,532.24</b>	<b>1,126.17</b>	<b>582.55</b>	<b>2,848.86</b>	<b>436.88</b>	<b>1,992.29</b>	<b>39,543.09</b>	<b>102.16%</b>
<b>EXPENSES</b>															
<b>Maintenance</b>															
Liability Ins. (Premium Paid in Dec)	8,500.00												5,724.00	5,724.00	67.34%
Landscaping	20,000.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,825.00	1,375.00	3,725.00	1,375.00	19,300.00	96.50%
Community Disposal	60.00													0.00	
Replace/Repair 3 monument signs	0.00													0.00	
Fence Repair & Mailbox Replacemen	2,500.00		1,278.97											1,278.97	51.16%
Miscellaneous Expenses	1,000.00													0.00	0.00%
Mailbox Move	500.00													0.00	
														0.00	
<b>Administrative</b>															
Legal Fees: small claims, attorneys	500.00													0.00	
Hospitality: events/meetings	500.00													0.00	
Audits, Refunds, Non-profit Status	2,000.00							160.32						160.32	
Mailbox Rental	150.00						144.00							144.00	
Mailings	200.00	526.80		14.34				25.20			66.00	189.00	198.00	1,019.34	
Computer Replacement & Software	0.00													0.00	
Newsletter Printing	125.00	153.58								33.17				186.75	
Special Assessment costs	0.00				380.34									380.34	
Signs: Meeting & Garage Sale	150.00				108.37									108.37	
Corporate License Renewal	20.00				20.00									20.00	
GoDaddy name and website	500.00			97.89								288.95	372.42	759.26	
Move to Reserve Account	0.00												3,000.00	3,000.00	
Bank chargebacks & Deposit Adj.	0.00	78.83												78.83	
Email Service	0.00												13.14	13.14	
Paper, Ink, Envelopes, Labels	50.00	17.42						17.95				427.60		462.97	
ThurCity Public Records Request	0.00	2.10										3.75		5.85	
<b>Total Expenses</b>	<b>36,755.00</b>	<b>2,153.73</b>	<b>2,653.97</b>	<b>1,487.23</b>	<b>1,883.71</b>	<b>1,375.00</b>	<b>1,519.00</b>	<b>1,578.47</b>	<b>1,375.00</b>	<b>1,858.17</b>	<b>1,441.00</b>	<b>4,634.30</b>	<b>10,682.56</b>	<b>32,642.14</b>	<b>88.81%</b>