02/12/24 Major Anderson Annual HOA Board Meeting

Monday, February 12, 2024

6:00 PM

Attendees (virtual)

* Carol Wright - President
* Andy Brown - Treasurer
* Michael Lattanzi - Vice President
* Ray Haworth – Secretary
* Rodney North – At Large Member

**Agenda**

* **Financials:**
	+ Reviewed financials - $69,000 in reserves
	+ Potential dues increase – Due to continuing increases in insurance costs the board will be recommending a 15% dues increase at the annual HOA meeting. There are also expected maintenance items needing attention like major deck repair, etc. The board has talked with an insurance broker familiar with other Condominium policies and feels like our rates are not only very competitive to the market, but many condo policies are being dropped and we are lucky to continue to be served by our insurance company.
* **Maintenance**:
	+ Window cleaning scheduled for June 17 & 18, this will include horizontal gutter cleaning
	+ Summer (2024) maintenance to include some deck repair and staining
	+ Dumpster housing – The board feels like the repairs made by current board members meets the needs right now and do not plan to replace. However, we are aware the bear may change our minds when they start roaming about. Please do what you can to keep the handle latched with the carabiner to avoid conflict.
* **Board Members:**
	+ Several board members terms are due and will need to be voted on. The President, Vice President, Treasurer and member at large will need voted on during the annual HOA meeting in May. The board would really like to bring some new faces into the board. Please consider adding your name and volunteering. It really doesn’t take much time.
* **Reminders**:
	+ It’s the snowy time of year, for those with heat tape, don’t forget to keep your roof heat tape on when snow is present.
	+ Next HOA Board meeting scheduled for 04/08/24
	+ Annual HOA meeting will again be virtual and is scheduled for May 18th at 9:00 AM, MDT. Proxies and agendas will be sent out around 4/15/24.