05/18/24 Major Anderson Annual HOA Board Meeting

Saturday, May 18, 2024

9:00 AM

Attendees (virtual)

* Carol Wright - President
* Andy Brown - Treasurer
* Michael Lattanzi - Vice President
* Ray Haworth – Secretary
* Member at Large – Rodney North
* John Buxton
* Gary Haines
* Kim Mauthe
* Victor Hara
* Bev Clark – Proxy
* Pam McCoy – Proxy

**Agenda**

* **Quorum**
	+ First order of business is to establish a quorum, 50% + 1. Quorum present with 11 members.
* **Financials:**
	+ Reviewed financials – Andy shared 2024 and 2025 financial records.
	+ Budgetary numbers for 2024 and 2025 – Andy shared budget numbers for 2024 and 2025
	+ Vote to approve the budget – Members present approved 2024 revised budget and 2025 budget
	+ Future Financial Goals – Financial goals continue to be raising reserve funds for future roof replacements.
	+ Insurance review – The board made the decision to switch insurance companies to Farmers Insurance. Current deductible is $5,000 per claim, but will be transitioning to $25,000 September 1st. Homeowners should consider increasing their “Loss Assessment” to cover the new $25,000 deductible, in the event the loss is due to homeowner negligence.
	+ Dues increase – The board discussed and members approved a 15% dues increase starting July 1 of this year. The members also approved a 15% increase on July 1 of 2025.
* **Board Members**:
	+ President Nominee: Mike Lattanzi. Mike approved as the new President.
	+ Vice President Nominee: Carol Wright. Carol approved as the new Vice President.
	+ Treasurer Nominee: Andy Brown. Andy approved to continue as Treasurer.
	+ Secretary Nominee: Rodney North. Rodney approved as Secretary.
	+ Member at Large Nominee: Gary Haines. Gary approved as Member at Large.
* **Maintenance**:
	+ Roof repairs needed on 2300. Quotes are being requested.
	+ Vent repairs on 2500. Quote being requested, likely will be included with roof repairs.
	+ Deck Painting and repairs. Painting will occur this summer, quote being requested for repairs.
	+ Gutter cleaning – Jun 17-18
	+ Gutter repair – Quote being requested.
	+ Window Cleaning – Jun 17-18
	+ Snow Plowing: We had a large snow event where the current snow plowing crew did not perform well.
		- Andy was going to speak with James about quality of service.
		- Carol was going to reach out to the city and see if there were any options with the city for the large, abnormal snow falls.
* Gary has heard from several persons that Georgetown has recently seen an increase in car break ins. This is a good reminder that we should keep our vehicles locked and valuables out of sight.
* 2024 Tentative HOA meeting dates: Aug 12, Nov 11, Feb 10.
* Meeting adjourned at 9:15