05/20/23 Major Anderson Annual HOA Board Meeting

Saturday, May 20, 2023

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
* Ron Horn – Proxy
* Bev Clark – Proxy
* Sheryl Bruton – Proxy
* Pam McCoy – Proxy
* Brian Bailia – Proxy
* Gerard Brushaber - Proxy

**Agenda**

* **Quorum**
	+ First order of business is to establish a quorum, 50% + 1. Quorum present with 14 members.
* **Financials:**
	+ Reviewed financials – Andy shared 2023 and 2024 financial records.
	+ Budgetary numbers for 2023 and 2024 – Andy shared budget numbers for 2023 and 2024
	+ Vote to approve the budget – Members present approved 2023 revised budget and 2024 budget
	+ Future Financial Goals – Financial goals continue to be raising reserve funds for future roof replacements. Due to dramatic insurance premiums, the topic of a dues increase was discussed. No final decision was made on a dues increase, but it seems action will become necessary in 2024. More discussion will take place before any increase takes place.
* **Board Members**:
	+ Secretary Nominee: Ray Haworth. Ray approved to continue as Secretary.
	+ Member at Large Nominee: Rod North. Rod approved to continue as Member at Large.
* **Maintenance**:
	+ Roof repairs completed last fall on 2110 and 2120
	+ Furnace cap on 2500 repaired this spring
	+ Roof repairs needed on 2200
	+ Site walk around in May/June – Carol, Gary, Rodney and Ray will perform a site walk around inspection on 5/27 around 9:30 am.
	+ Landscaping rock – This will likely occur this summer or fall, numerous spots are starting to show through. Further inspection will take place during walk around.
	+ Deck and step posts – Several homeowners are reporting rotting and loose deck and step posts. Further inspection will take place during walk around.
	+ Downspouts – Also reports of downspout damage. Further inspection will take place during walk around.
	+ Potential deck staining in 2024 – Several decks are showing wear on the walking surface. Further inspection will take place during walkaround.
	+ Gutter cleaning – Andy will be scheduling gutter cleaning. He or I will inform the group when scheduled.
	+ Window Cleaning – Window cleaning is scheduled for 6/19. I will send another email with details for this cleaning.
	+ Aspen spraying – This was discussed with no definitive answer. Further inspection will take place during walk around.
	+ Weed spraying – Nothing scheduled, further inspection will take place during walk around.
	+ Dead tree removal/pruning – Further inspection will take place during walk around. Someone has been cutting some tree limbs and leaving on the ground next to the dumpster. The trash company will not take any trash, including tree limbs, if they are not in the metal dumpster. We’ve all snipped a handful of small branches here and there and thrown in the trash, but please reach out to the board if you seen any dead trees or tree limbs or any pruning in general that needs to be done. We’ll be happy to get someone up to take care of it.
* Meeting adjourned at 10:15