11/13/23 Major Anderson Annual HOA Board Meeting

Monday, November 13, 2023

6:00 PM

Attendees (virtual)

* Carol Wright - President
* Andy Brown - Treasurer
* Michael Lattanzi - Vice President
* Ray Haworth - Secretary

**Agenda**

* **Financials:**
	+ Reviewed financials - $78,000 in reserves
	+ Potential dues increase – Continuing discussion of the need for a dues increase due to increasing insurance costs and potential maintenance to decks / unit exteriors. The board is thinking the increase in dues will likely be in the 15% range.
* **Maintenance**:
	+ Gutter maintenance complete
	+ Fall leaf cleanup complete
	+ Summer (2024) maintenance to include deck repair and staining
	+ Dumpster housing – Well done by board members Michael Lattanzi and Rodney North in temporary repair of the door. Board considering options for door / unit replacement or leave as is.
* **Reminders**:
	+ It is winter time and with the snow coming, for those that have roof heat tape, don’t forget to keep your roof heaters on when snow is present.
	+ Next HOA Board meeting scheduled for 2/12/24